File No. ______ 91297_____

Committee Item No. _____9____ Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Budget & Finance Committee

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Board of Supervisors Meeting

Date		

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Motion Resolution
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Legislative Digest
Budget and Legislative Analyst Report
Youth Commission Report
Introduction Form
Department/Agency Cover Letter and/or Report MOU
Grant Information Form
Grant Budget
Subcontract Budget
Contract/Agreement
Form 126 – Ethics Commission
Award Letter
Application
Application
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Completed by:	Linda vvong	Date	JANUAC	1 3,2020	
Completed by:	Linda Wong	Date_	/		

FILE NO. 191297

RESOLUTION NO.

[Apply for Grant - Treasure Island Development Authority - Assumption of Liability - Department of Housing and Community Development Infill Infrastructure Grant Program - Treasure Island Major Subphase 1]

Resolution authorizing the Treasure Island Development Authority ("Authority"), on behalf of the City and County of San Francisco, to execute a grant application under the Department of Housing and Community Development Infill Infrastructure Program ("IIG Program") as a sole applicant or joint applicant with the San Francisco County Transportation Authority and/or the San Francisco Public Utilities Commission for qualifying infrastructure projects within Treasure Island Major Subphase 1; and, if successful, authorizing the City to assume any joint and several liability for completion of the projects required under the terms of any grant awarded under the IIG Program.

WHEREAS, Former Naval Station Treasure Island is a military base located on Treasure Island and Yerba Buena Island (together, the "Base"); and

WHEREAS, The Base was selected for closure and disposition by the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its subsequent amendments; and

WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97, authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit corporation known as the Treasure Island Development Authority (the "Authority") to act as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of the Base for the public interest, convenience, welfare and common benefit of the inhabitants of the City and County of San Francisco, which is on file with the Clerk of the Board of Supervisors and is incorporated herein by reference; and

Mayor Breed BOARD OF SUPERVISORS WHEREAS, The Authority, acting by and through its Board of Directors (the "Authority Board"), has the power, subject to applicable laws, to sell, lease, exchange, transfer, convey or otherwise grant interests in or rights to use or occupy all or any portion of the Base; and

WHEREAS, In 2003, Treasure Island Community Development, LLC (the "Master Developer") was selected as master developer for the Base following a competitive process; and

WHEREAS, The Authority, the Authority Board, the Treasure Island Citizens Advisory Board, the City, and the Master Developer worked for more than a decade to plan for the reuse and development of Treasure Island, and as a result of this community-based planning process, Authority and the Developer negotiated the Disposition and Development Agreement ("DDA") to govern the disposition and subsequent development of the proposed development project (the "Project"); and

WHEREAS, The Financing Plan, an exhibit to the DDA, calls for the Authority and Master Developer to work together to seek appropriate grants for the Project; and

WHEREAS, The State of California Department of Housing and Community Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated October 30, 2019, under the Infill Infrastructure Program ("IIG Program") established under Division 31, Part 12.5 of the Health and Safety Code commencing with Section 53559; and

WHEREAS, The Department is authorized to approve funding allocations for the IIG Program, subject to the terms and conditions of the NOFA IIG Program Grant Guidelines adopted by the Department on October 30, 2019 ("Program Guidelines"), an application package released by the Department for the IIG Program ("Application Package"), and an IIG standard agreement with the State of California ("Standard Agreement"), and to administer the approved funding allocations of the IIG Program; and

WHEREAS, The IIG Program provides infrastructure grants for Capital Improvement

Projects in support of Qualifying Infill Projects or Qualifying Infill Areas to applicants identified through a competitive process for the development of projects that, per the Program Guidelines, support higher-density affordable and mixed-income housing and mixed-use infill developments; and

WHEREAS, The IIG Program requires that joint applicants for a project will be held jointly and severally liable for completion of such project; and

WHEREAS, The Authority is consulting with the San Francisco County Transportation Authority ("SFCTA"), the San Francisco Public Utilities Commission ("SFPUC") and the Master Developer to develop the scope of the proposed application which may include roadway widening, bike and pedestrian improvements, open space improvements, and/or water and wastewater infrastructure, pending further analysis to determine the cost and eligibility of scope elements and ensure a competitive application that will benefit residents, workers, and visitors to Treasure Island; and

WHEREAS, If it is determined necessary or desirable to deliver the final scope of proposed improvements, the Authority may desire to include the SFCTA and/or the SFPUC as a joint applicant; and

WHEREAS, The Program Guidelines require applications to be authorized by the governing body having jurisdiction and the Board of Supervisors must approve resolutions delegating authority, on behalf of the City; now, therefore, be it

RESOLVED, That the Board of Supervisors delegates to the Authority, on behalf of the City, the authority to execute an Application Package for the IIG Program as detailed in the NOFA dated October 30, 2019 ("Application"), in a total amount not to exceed \$30,000,000 of which the entire amount will be provided as a grant for Capital Infrastructure Improvements ("IIG Grant") as defined in the IIG Program Guidelines; and, be it

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Mayor Breed BOARD OF SUPERVISORS

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FURTHER RESOLVED, That the Board of Supervisors specifically agrees that if the Application is successful and the Board of Supervisors accepts the grant and approves the IIG Standard Agreement, the City shall assume any joint and several liability for completion of the project required by the terms of any grant awarded to the Authority, SFCTA and/or SFPUC if joint applicants under the IIG Program; and, be it

FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the Application is successful, the City, through the Authority, shall seek Board of Supervisors approval of the IIG Standard Agreement, with terms and conditions that IIG Program funds are to be used for allowable capital asset project expenditures to be identified in the Standard Agreement, that the Application Package in full is incorporated as part of the Standard Agreement, and that any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Authority Director (or his designee) to execute and deliver the Application Package and, if the SFCTA and/or the SFPUC are joint applicants, any documents in the name of the City that are necessary, appropriate or advisable to apply for the IIG Program funds from the Department, and all amendments thereto; and, be it

Mayor Breed BOARD OF SUPERVISORS FURTHER RESOLVED, That all actions authorized and directed by this Resolution and heretofore taken are ratified, approved and confirmed by this Board of Supervisors.

RECOMMENDED:

Róbert Beck, Director Treasure Island Development Authority n:\spec\as2019\0600537\01414151.docx

Infill Infrastructure Grant Program of 2019

2019 Notice of Funding Availability

Qualifying Infill Area and Qualifying Infill Project Supplemental Application



State of California Governor Gavin Newsom

Alexis Podesta, Secretary Business, Consumer Services and Housing Agency

Douglas R. McCauley, Acting Director Department of Housing and Community Development

> 2020 West El Camino Avenue, Suite 150 Sacramento, CA 95833 Phone: (916) 263-2771 Email: infill@hcd.ca.gov

> > NOFA: October 30, 2019

Rev. 12/23/19

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Project Narrative 1. Summarize the scope of work for the CIP(s). Describe the distinct infrastructure improvements relating to utilities, surface improvements, landscape and amenities, environmental mitigation and remediation, replacement transit, residential parking and/or transit, etc.: 2. Describe all on-site supportive services that will be provided at the required QIP: 3. Explain any specific development issues (relocation, environmental, historical, topography, etc.) at the required QIP and/or CIP(s): 4. Explain any required demolition at the required QIP: 5. Identify the developer(s) for the required QIP. Describe developer(s) experience with affordable housing: 6. Have any of the QIPs previously received a Funding Award from the IIG program or any other HCD program? If yes, describe the funding sources. Indicate the HCD Contract Number, award date and award amount. Indicate whether other HCD funding applications will be submitted for the Project.

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	area designated for mix			ial developmer	it	1											
	the following plans? If ye					<u> </u>								r			
	Relevant Development			label and attac										<u> </u>	File Upload		·
	licant identify a mechani																
	sity equaling or exceedi mining the max grant an															anu	
disbursement of Pi	•	nount pure	suant to s	looo i mia mee	Jianon	r mast bo	accept		100 0		Soc and ic	gaily offi	ordead	no pi			
FAAST File:	Net Density Verification	1	certified	a minimum der by a California	State-lic	censed p		-	-						File Upload	ed?	1
(c)(8) Will the appli	icant <u>designate the pro</u>			confirming the units in the Q			the QIA	(non-Q	lP), th	at the Ap	plicant in	ends to	utilize	for th	he purpose of	l	
	ax Program grant amour																ļ
determining the ma	plication demonstrate th ax Program grant amour	nt shall be	maintair	ed or exceede	d throug	h the co	mpletior	n of eac	h prop	osed res	idential de	evelopm	ent?				
except for AUs ide	ertifies construction shal ntified in a disposition ar e AUs executed on or be	nd develop	oment ag	reement or oth	er proje	ct or area	a-specif	ic agree	mentl								
FAAST File:	Construction exception			ible, label and a					······	ilt as a lo	cal appro	val cond	ition.		File Upload	ed?	I
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(a)(4) Total # of red	uired replacement trans	sit station	parking s	spaces;	and the second sec	ALL INTERPORTED AND INC.			cemer	nt transit	parking si	aces co	osts les	s tha	an \$50,000 pe	r space?	1 1994 constraint
	idential per unit parking				use		Spa	ces exce		ne space per unit?	No	Are co	osts les	s tha	an \$50,000 pe	r space?	,
	the CIP are required by	local		If yes, impac	t fees d	lo riot to e	exceed	5% of th	ne total	l Progran	n grant an	nount? E	Describ	e fee	e(s), the assoc CIP and		
		l		I													L
	funded costs do not incl ces and structures excep				costs:								• .				
(b)(2) Costs of site	acquisition for housing	and mixed			ments.												
	sing or mixed use struct	tures.															
	lated to ineligible costs.																
(b)(5) In lieu tees to	or local inclusionary prog	grams.	and the second			ante date a tra	and the second second	ante esta angel a 1 00-								apagaga sana an	0.0000000000000000000000000000000000000
(-)(d))0(17 has a st		Applicatio	an a		Transfer and day	1	entre part and a second	Construction of the second							
	at construction of the CI e CIP is infeasible witho										ted by CIE	Progra	m fund	102			
(a)(3) Does applica	ant or Developer have S										·····			****	e Site Control		
definition §302(cc) Form of Site Contr	······	I								· ^	Aost recer	t docum	ent ev	ecit	ion date.		I
	l proposed uses of Prog	ram funds	must be	eligible pursua	ant to 83	304?				N	10311606	it uoculi	ion ex	Sout	ion date.		T
(a)(5) We certify fu	nds awarded pursuant t	o this sect	tion shall	supplement, n	ot suppl	ant, othe											1
	cluding the Universal A									complia	nce with f	Program	require	emei	nts?		
Describe any spec		······		·····													
FAAST File:	CIP Site Control	T	Attach a	ppropriate docu	Imentat	ion to de	monstra	te the fr	orm of	Site Cor	trol indice	ted aho	ve		Files Upload	ed?	
	QIP trigger State Reloca									2.12 001				1	opiedd		
§7260-7277)?																	

number of impa	a narrative discussion on the cted households and provided				
	tance including what actions				
	aken to comply with State				
FAAST File:	stance Law? If <i>No</i> , provide	Applicants must provide	a Relocation Plan or documentation	supporting no relocation	File Uploaded?
		Applicants indst provide	Market Study	rapporting no relocation.	
Dana Markata		. Constitution Music and a life of	•	nents specified in TCAC Regs §1032	2/51/// 01
Does Market stu			a completed market study prepared		2(n)(10)
FAAST File:	Market Study	due date.	a completed market study prepared	within one year of the application	File Uploaded?
			Tax Credits (TC)		
Select appropria	ate entry for each item:		· · · · · · · · · · · · · · · · · · ·		······································
Type (Select Or	ne): Federal:	Proposed Equit	y Investor Contribution (\$):	Anticipated TC Factor:	App. Rate:
	State:	Proposed Equity	y Investor Contribution (\$):	Anticipated TC Factor:	App. Rate:
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Timeframe for A	Applying for 9% TC	Proposed Round:	Proposed Year:	1	
If already award		vation Award:		· ·	
FAAST File:	Tax Credit Reservation	If this project has already	received a tax credit reservation, a	ttach documentation.	File Uploaded?
	s or regulatory agreements are a				
What covenants	s or regulatory agreements are a	nticipated?			
Note: Some of completed, plea	the following milestones may hav se provide a projected completic	ve already been achieved. Fo on date (MM/YY) for each of ti	or previously met milestones, please he applicable items below. If not app	e enter the month and year completed blicable to the specific Capital Project	f. For those milestones not yet , please indicate "NA" below.
Provide the actu	al or anticipated completion date	e for the following performance	e milestones for the CIP. If a milest	tone is not applicable, please enter "I	V/A".
			equired QIP Milestones		
			in the second		Milestone Date
Executed hindin	a agreement between Applicant	and developer of the propose	ed QIP detailing the terms and cond	itions of the development	
Submission of F	inal Construction Drawings and	Specifications to the appropri	iate local building department or per	mitting authority	
Commencemen	t of construction.	oberere and obbioter	· · · · · · · · · · · · · · · · · · ·		
	mplete and the filing of the Notic	e of Completion.			
Program funds I					
<u> </u>			CIP Milestones		
			2.1. 1.1.00.001.00		Milestone Date
Executed bindin	a agreement between Applicant	and developer of the propose	ed CIP detailing the terms and cond	itions of the development	Millottono Bato
	cessary and discretionary public				
	forceable funding commitments t		financing	······································	
			ate local building department or per	mitting authority.	
	it of construction.	appropri	acharana acharanan al bo		
	mplete and the filing of the Notic	e of Completion.			
Program funds		<u></u>			······

							QIP ar	d all CIP	s Sources	of Funds					_			12/23/19
<u> 309</u>	(a)(3) for an	n explanation	of funding com	imitments		Q	IP and al	I CIPs Co	nstruction P	eriod Sour	es of Fund	S						
C	ommitted by	Rental vs	CIP or QIP #1	0948994919995799991993-24	Source Name		Source	Local	Llen	Residential	Commercial	Total Amount	Interest	Required	Loan Term	`Det	ails of Deferred	Costs
1	Application Due Date?	Owner	CIP of QIP #1	(liste	ed in order of lien		Type	Support §310(a)(5)	No.	Amount	Amount		Rate	Payment	(months)	Amount	Descr	ription
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1.	Application	Rental vs Owner	(listed	Source Name I in order of lien p		Source Type	Support	Lien No.	Residential Amount	Commercial Amount	Total Amount	Type	Rate	Type	Due in (yrs)	Amortization Period (yrs.)	Residential	Commercial
	Due Date? Yes			IIG C/P Grant		State-HCD	§310(a)(5) No						nale	, ype	Due in (yrs)	- 12-29	Debt Service	Debt Service
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				41-4	QIP R	esidentia	and all C	P Perman	ient Source	es of Fund	5							Co	mmercial Sol	Jrces
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USES OF FUNDS	IIG CIP Grant	0	0	0	D	٥	C	0	٥	0	٥	(P	D	Deferred Costs	Equity Investor	Residential Sources/Costs	Commercial Sources/Costs	Source Name:	Source Name:
Qualifying Infill Project (QIP)																	-			
LAND COST/ACQUISITION	HURANDOM)	. MARTING ARTICLE	arcidekonago		STREET, STREET	200 alexandra de la	a ang sa katang sa ka	- ANA SALATING DE		New Action of the International Contraction of the International Contractional Contractionactional Contractional Con	aten de proper	的复数形式的制度	anasta ta t	INFORMATION OF THE PARTY OF THE P	AND SURVEY AND	COLORADO COLOR	(decentional)	Million Million and	<u>w diana amin'ny sora</u>	paint and a parameters of the
Land Cost or Value Demolition																	\$0	\$0 \$0		
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Total Land Cost or Value		\$0	\$0	50	\$0	\$1	5 S(\$	0 \$0	\$0	\$0	\$0	\$0	50	\$0	\$0				\$0
Existing Improvements Cost or Value									1				<u> </u>				\$0			
Off-Site Improvements Total Acquisition Cost		\$0	\$0		50	St	\$0	s	D \$0	\$0	\$0	50	\$0	\$0	\$0	\$0	\$0			\$0
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Predevelopment Interest/Holding Cost		<u> </u>					1										\$0			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																	, \$O		_	
Excess Purchase Price Over Appraisal		L		<u> </u>													\$0			
Total Relocation Expenses	Wind Stationard	(F) (Sector marial)	Sana ininistrae	animent der bestähltet	200360022000020000	alasedikini (1777)	antessa.	(compare la constation de	I BEAMERSTON AND	He Hug (estated by (Mar.	STREED	and the second second	(SSECTION OF	ayaayaa aadaa ah	Section Distances of	12000012001-0000000	\$0	\$0	al and a second second	and the second second second
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Other New Construction: (Specify) Other New Construction: (Specify)								<u> </u>									\$0 \$0	\$0 \$0		
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Construction Hard Cost Contingency																	\$0			
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Total Contingency Costs OTHER PROJECT COSTS		\$6	0 \$(0 \$	0 \$	D S	0 \$4	\$0) <u></u> \$	20 	30	SC SC			N 20120-000	u ve statistica and su	50	SU ASSESSMENT	SU Alternet States	distant and some some
TCAC App/Allocation/Monitoring Fees		0.02030/0222096279996		9	a navarsannaidar	 	11	a and the set of the set	1.999-0000-00030200000000	- In statistical and balan	constitutional (Constitution)	a anna ann ann an ann an ann an ann an a	Contraction and the second second	a provinski potrečelova		1 10 10 10 10 10 10 10 10 10 10 10 10 10	\$0	SO	- and the second se	10002707709102709955
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Local Development Impact Fees					1			1									\$0	\$0		
Permit Processing Fees												1		1		1	\$0			
Capital Fees		L						+				·					\$0			
Markeling										·[·····	[\$0			
Furnishings Market Study					-							<u> </u>			+		\$0			
Accounting/Reimbursable																	\$0			
Appraisal Costs		-								1							\$0			
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Other Costs: (Specify)			-					ļ		ļ							\$0			
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DEVELOPER COSTS	MEDERAL GRADE	Constant of the second	y 19(3)(0)M0/M0/M2/	i di Walionesta		a sanan sanan sa	e anemerandia	Anna an Anna Anna Anna Anna Anna Anna A	i. Alika ana ana ana ana ana ana ana ana ana a		47444444660726484	i distante de la companya		i dia mangan kili			Aligned Second (1983)		的自己的特殊性的问题	age study diffe
Developer Overhead/Profit					_												\$0			
Consultant/Processing Agent																	\$0			
Project Administration Broker Fees Paid to a Related Party					+			·····				<u> </u>	-				\$0			
Construction Oversight by Developer									1				+	-	1		\$0			
Other Developer Costs: (Specify)																	\$0	\$0		1
Total Developer Costs							i0 \$							0 \$						
TOTAL PROJECT COST		\$	io \$1	i0 5	ia s	0 \$	ic \$	D \$0	s 5	\$0	sc.	p\$0	0 \$	0 \$	0 \$1	0 \$0	st st	\$0	\$0	<u>vi</u>
Capital Improvement Project(s) (CIP)		·													+	т	,		
Site acquisition of CIP including easements and right of ways			1														\$0	1		
Other:																	\$0			
Total Site Acquisition (not parking)	\$0	şı	0 50	0 <u></u> \$	0 \$	0 \$	0 \$1	\$0	s	\$0	\$0	\$0\$0	D \$1	0 \$	0 \$0	c \$D				
Clearing and Grubbing		L								l		·	+	+	+		\$0 \$0			
Demolition Excavation				<u> </u>			+						· · · ·		+		\$0			
Grading		<u> </u>		+				+				·		+		· · · · ·	\$0			
Soil Stabilization (Lime, etc.)			1		-					1		<u> </u>	1	1		1	\$0			
Erosion/Weed Control			1						1			-					\$0	1		
Dewatering																	\$0			
Other:																	\$0			
Other: Total Site Preparation Costs	\$0	\$I	0 50		io \$	o s	0 \$	50 \$0)	\$0	50	si \$1	0 \$I	o \$	0 50	0 \$0	\$0			
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Potable Water					+	1						1					\$0			
Non-Potable Water		— ————	-	1		1	-		1.							35	\$0			
								1		r — —			1				\$0	1		
Storm Drain																				
Detention Basin/Culverts																	\$0			
																	\$0 \$0 \$0			

Dev Budget

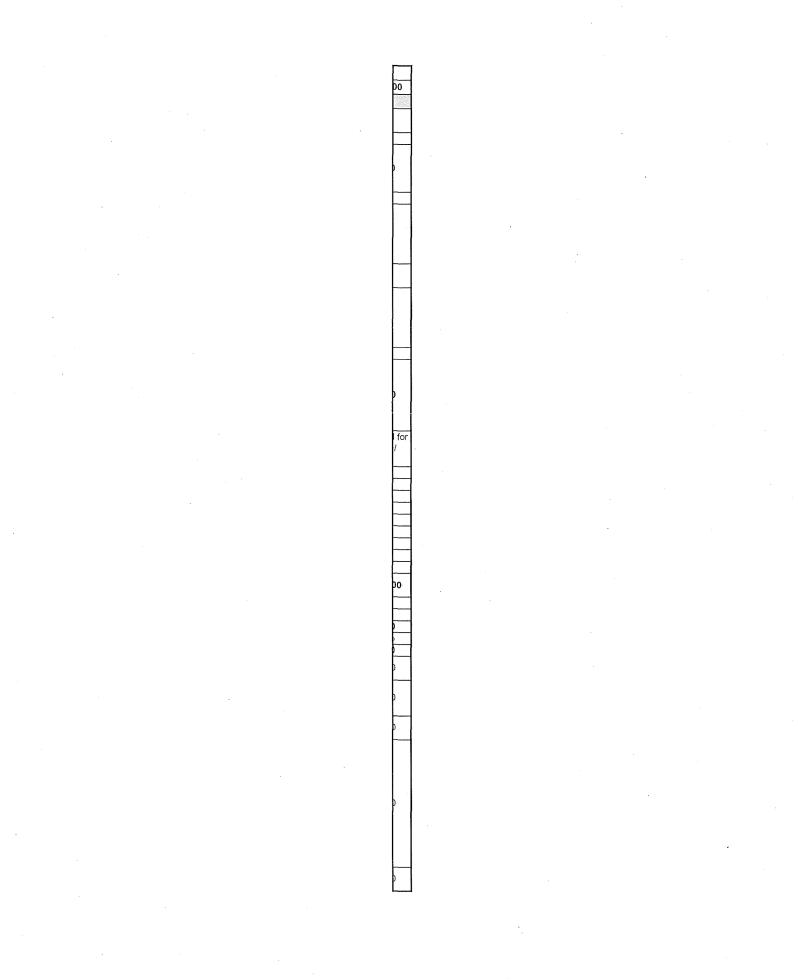
					QIP I	Residentia	and all C	IP Perman	ent Sourc	es of Fund	ls							Co	mmercial So	urces
USES OF FUNDS	JIG CIP Grant	D	٥	0	0	0.	0	0	0	0	D	c	D	D	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial	Source Name:	Source Name:
Aggregate Base																	\$0		<u></u>	1
sphalt Pavement								 				<u> </u>			-		\$0	4 .		
Curb, Gutter, Sidewalk							ļ										\$0	4		
Street Lights															-		\$C			
Striping/Signage/Barricades			_										l		-		\$0	-		
Traffic Mitigation												<u> </u>					\$0			
Other:															·		\$0			
Total Surface Improvements Costs	\$	<u>ا</u> ـــــــــــ	\$0	\$0	\$0 \$	io S O	\$(D \$6	o \$(\$0	\$0	\$0	\$0	5	0 \$0	\$0				
irrigation	<u> </u>	<u> </u>						<u> </u>		<u> </u>	[·			4		\$0			
Concrete Work															-		\$0			
Landscaping				<u> </u>				+							-		\$0			
Urban Greening												<u> </u>					\$0			
Playground Facilities and Tot Lots																	\$0			
Walking/Bike Path												<u> </u>					\$0			
Drinking Fountains		+			+		<u> </u>	+	1	+					+		\$0			
Structures		+						+								·	\$0 \$0			
Lighting		+						+		+										
Open Space							I	+	+	+		<u> </u>					\$0			
Other:	s			\$0	so	0 50	Si	J	1				+				\$0			
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Wetland Miligation		+		+				<u> </u>						· · · · · · · · · · · · · · · · · · ·			\$0			
Endangered Species		·														·	\$0			
Tree Mitigation		+															\$0			
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Total Env. Mitigation/Remediation	\$	·]	\$0	\$0	\$0 \$	0 \$ 0	\$0	5 \$0	D \$C	\$0	\$0	\$0	\$0	\$	0 \$0	\$0		4		
Replacement Parking		+						.ļ								ļ	SC			
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Total Replacement Parking Costs	\$)	\$0	\$0	so s	0 \$0	\$0	\$	a s o	\$0	\$0	\$0	\$0	SI	0 \$0	\$0				
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Sile Work							-										\$0]		
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Bus Shellers										1	1						\$0			
Transit Shelters		L						1					1		1		\$0			
Pedestrian Facilities									1		1	· · ·					. \$0			
Bicycle Facilities																	\$0			
Other:															1		\$0			
Total Transit Costs	<u>108</u> S		\$0	\$0	\$0 \$	0 \$0	Ş	D \$0	o s a	\$0	\$0	\$0	\$0	S	0 \$0	\$0				
Drainage																	\$0			
Parks & Recreation															L		\$0			
Streets/Signals																	\$0			
Traffic Fees						1	1										sc			
Waste Water]	1)	1					1	1	so			
Water Facility															1	1	\$0			
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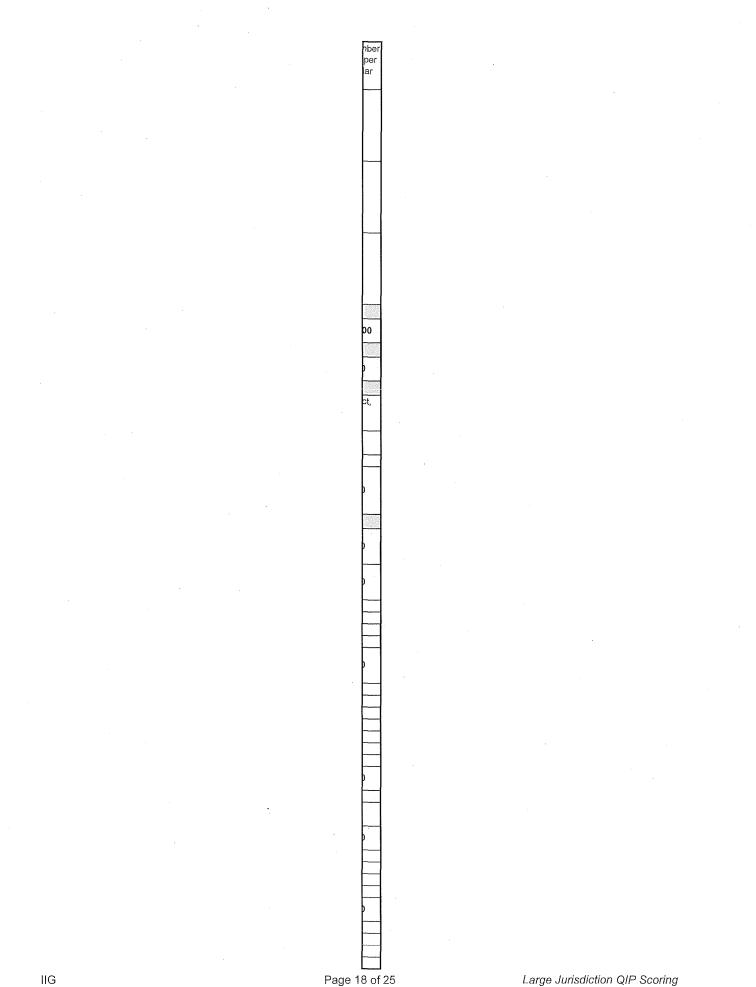
				Verification	of Environmenta	al Revie	w & Land Use	Entitlemer	nts			12/23/19
				For NEP	A only, provide a co	ny of the	HUD 7015 16 "Au	Ithority To Use	Grant Fu	nds" or clarify the	r ·	
FAA	ST File:	Auth to Use Gra	ant Fund	10 01	status of the issuance			attionty to osc	oranti a	ndo of ordiny the	File Uplo	aded?
L				Currents	status of the Issuand	e or the r					ł	
ĖΑΑ	ST File:	Environmental		Provide	a copy of all environ	mental cl	earances or Notic	e of Exemption	٦.		File Uplo	aded?
								,			I	
TO 1	THE APPLIC	ANT: Submit thi	s form to	o the Agency or De	epartment of local go	vernmer	t responsible for a	administration	of the item	is listed. This form	may be sub	mitted to more
than	one Agency	or Department, if	necessa	ary. QIP applicant	ts need only submit	one com	pleted form per loc	ality. If the N	IEPA Res	ponsible Entity is n	ot a local go	vernment, submit
					ity. If an item is not						-	
	licant											,
	y Name	·····						Analisant Tune	т			
								Applicant Type	1			
Addr	ress						City		r	State	Zip	
	Projec	t Name		Brief Descrip	ation		Address	City	Zip	County	Census	APNs
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Required QIP		1										
l e												
TOT	HELOCAL	IURISDICTION (DR NED	A RESPONSIBLE	ENTITY: The App	licont na	med above will su	I an applic	1 ation to th	a State of Californi	a Departme	
				unung ior the proj	ect named above un	uer trie i	ini miastructure	Grant Progran	1 (11G). PI	ojecis wili be evalu	aleu baseu i	upon reauness.
		e following questi	ons:									
	ronmental R											
ls thi	s QIP approv	ed "by right"?										
This	form must be	completed in its	entirety	regardless of the a	answer to the preced	ling ques	tion.					
		ntal Clearances			Hae a Norrativo			Date(s) EIR	Cortified			
		ecessary to begi	Not	Required for this	Declaration bee		al Date of Public	/ Notice		Date Appeal Per	iod Hav	e any appeals
10E				Project		" Co	omment Period	1		Ends	ł	been filed?
ļ		ction are:		-	issued?			Determinat	ion filed			
		EQA										
	NE	PA*										
In the	e box below, e	explain why any it	ems are	not required and	include documentati	on, if app	licable:			······································	******	
1												
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Sign	ature Block	for Environment	al Revie	ο/\/						······		
					ect to the best of m	v knowle	dae					
Date		T	13 10111		ect to the best of th	y KIIOWIG	uye.		·/·			
1				Sig	gnature of party com	pleting fo	orm:					
		arty completing fo	orm:		- ,							
	of party comp	oleting					Agency an	d/or Dept.				
form	:							name:				
Ager	ncy/Dept. Add	ress					City	***************************************		State	Zip	
Land	Use Entitler	ments (indicate)	below th	e status of the foll	owing local approva	(s)				L		
		d discretionary			1	<u>~/</u>				plication has been	aubmitted	T
					Not Required for th	nis QIP	is consistent with	local planning				Date
		t building permit	s and o	ther ministerial	Project	do	cuments & zoning	ordinances	accep	ted and deemed co	Implete for	Approved
	ovals are:							-	<u> </u>	processing.		
Gene	əral Plan Ame	endment:				1						
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	ditional Use P	ermits:							†			
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in uie	e nox nelow, e	explain why any h	ems are	not required and	include documentati	on, ir app	nicable:					
		for Land Use En										
l cer	tify that the i	nformation on th	nis form	is true and corre	ect to the best of m	y knowle	edge.					
Date	:			~		- 1 - 42 *						
		arty completing fo	orm:	Sig	gnature of party com	pleting fo	nu);					
	of party comp					—т		d/or Dent				
		neung					Agency and					
form:								name:				
Ager	ncy/Dept. Add	ress					City			State	Zip	
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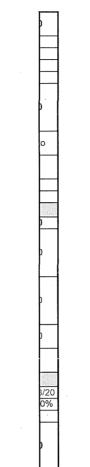
			Large J	urisdic	tion QIF	Scoring							
						ints in blue	ə shac	ded cells)		Total	QIP Self	Score	e 0.
State States			Project Read		Contractive a real proposition of	Contraction in the Print In State President							
FAAST File:	E&L Use		le signed copies of Use Verification wor							(Env &	File Up	loaded'	?
	al Review Status - 30 poin												
	we have completion and app , and all applicable time per								inder the	CEQA ar	nd if		
	ve have issued of a public n								environm	ental ass	essment? -		- (
15 points NEPA: Is F	ederal funding proposed th	ot will triggor		venocial	iroumeter		If Voc	ontor data o	"Authori	to Uso	Grant Fun	10 ¹¹	
NEPA: IST	rederal funding proposed in	lat will trigger	NEFA? Describe an	y special c	licumstar	ices.	il res,	enter date o	Aution	ly to use	Glani Fund	15.	
CEQA:	roject approved "by- right"?	ls Proj	ect Categorically Exempt?	Negativ	e Declarat	tion Date:		Final EIR Date:		Describe below:	e special ci	cumsta	ances
			Exempti			L	l	Date.	L	below.			
1													
	titlement Status - 30 point												
	all necessary discretionary lo nunity development director								a local la	and use a	uthority (e	g.,	
Constant of the second s	gible to receive all necessar							<u> </u>	l has sub	mitted all	application	s	1
	ry approvals? identify in tab												4
	nsistent with all relevant loc review, have been submitte										approvals,		
	and status of all discretionar										ubmitted or	to be a	ipplied
	e local agencies, or consiste I Use Entitlements form.	ent with local p	lanning documents.	This infor	mation mu	ist match the	info pro	ovided on the	Verificat	ion of the	Status of I	Environ	menta
Review and Land	Agency / Issuer		Land Use Approval I	Date	IqqA	oval Type			Typ	e and Co	mments		
						<u> </u>		Site Plan Rev	iew				
								Conditional U Coning Appro		ts			
·····									Vai				
(3) Funding Con	nmitments - 20 points max	· · · ·		L							44		
	es on the Dev Sources work				g to the typ	be of QIP, §30)9(a)(3)	(B) and (C)		<u>.</u>			
	ommitments as a % of TDC commitments as a % of TDC					Permanent Permanent				Points:	0		0,
Owner: C FAAST File:	Const EFC #1, #2, etc		nitment letter or othe		e documer	1			hitments	Points:	File Up	oaded	2
(4) Local Suppor	rt - 12 points max										1		
	es on the Dev Sources work lic Agencies Funding Com			arding wh		Local Suppon	<u>t. §309</u> \$0	(a)(4)(B)	Comr	aitmente	as % of Gra	ant	0.00%
	ohousing Policies - 8 poin		φυ	L		it / inount			0011			<u></u>	1
	ited in jurisdictions that have									ncreased	housing		
capacity of p	rovide local financial incent ated in jurisdictions that have									n all zone	as l		
(ii) permitting m	ultifamily housing, establish	ed a Workford											
in the second se	ov. Code §66200 4 points ated in jurisdictions that zone		ar regidential davala	nmont or r	oning oits	a at higher de	naition	thop is roou	irod to oo	commode	ato 150		
	e minimum regional housing										ate 150		
-2453(GB)	risdictions that have adopte		•				duce ba	rriers for pro	perty ow	ners to cr	eate		
770001000100	welling units beyond the req luctions to 0.75 or fewer spa			-		-	harking	nursuant to	Gov Cor	le 865853	, <u>,</u> ,		
	or impact fee waivers or re			r aroao ne	it anoady -	exemption	ouning	parodantito	007.000	0 300002			
	approval in fewer than 45 da		a for aido vord aotho	oko of five	foot or lo								
10000000	or modifications of developr or modifications of developr		•		e leet of le	88,							
- Reduction of	or modifications of develop				erage;								
0600000	m lot size requirement; for affordability; or												
1000036384	pport programs such as a u	iser-friendly w	ebsite	•									
	ated in jurisdictions that only		design standards fo	or multifan	nily reside	ntial developn	nent or	adopt fee tra	nsparen	cy measu	res, inc.		
publicly avail	lable fee calculators 4 poi	nts											

Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	Estimated Outc of units), timing unit), entitlem	g (redu	ced number o amlining (re	of days), de	velopmer ber of app	nt costs (re	educed o	costs
,										
	·									
		Affordability §309(b) -	60 Points Max	c						
Points based of Mix worksheet	on % of QIP units restricted to occupancy by va	arious income groups. (see Max I	Funds and Unit		§309(b)(1 points		§:	309(b)(2) points=	0.00	0.
WIX WOLKSHEEL		Density §309(c) - 40	Points Max		points	2-1	L	pointa-1		
	on extent to which the average Net Density of (um Net	0		meets or		0.00%	T
the required de	ensity §303(a)(4). (see Eligibility and Threshold	Access to Transit §309(d		ensity = //ax		rei	quired ne	t density: [
Points for prox	imity of QIP to a Transit Station or Major Trans		a second and a second sec	Service Constraints	valkable rout	te" is a route	e which a	fter compl	etion of	Proje
	tive environmental conditions that deter pedes hways without regulated crossings that facilitat					king paths; r	noisy veh	icular tunr	nels; stre	ets,
	Transit		nes williout ligh	leu sile	Г — Т — Т		Pl	anned Sta	tion	
Туре	Name	Contact			Phone			Service D		
FAAST File: (1) Is OIP with	Transit Access Provide	scaled map showing Transit Stat							loaded?	
QIP? (If yes, s	kip to §309(e)) - 20 points									
	in one half mile of a Transit Station or Major T <i>kip to</i> §309(e)) - 10 points	ransit Stop per §302(l)(1) or (2) r	neasured by a "\	walkabl	e route" from	the neares	st bounda	ry of		
Q11 1 (11 yes, s		Proximity to Amenities §30	9(e) - 20 Point	s Max						
	on the proximity or accessibility of QIP to the fo						Ru	ral Area	~	
	stance to amenities shall be evidenced by a ce o QIP. Distances are measured "as the crow f		clude an aerial p	photo cl	early showin	g distance		roject?	0	
(1) The QIP is	within what distance from a public park (not in	cluding school grounds unless th	ere is a bona fid	e, form	al joint use a	greement b	etween			
	responsible for the parks/recreational facilities s)? - 4 or 6 points	and the school district providing	availability to th	e gene	al public of t	he school g	rounds			
Entity Name		· · · · · · · · · · · · · · · · · · ·	Responsible	Jurisdi	ction					
Site Address Contact	711		City Phone			State	n Service	Zip		
FAAST File:	Title Park Access Provide	scaled map showing Transit Stat		ansit St	ops and wall			File Up	loaded?	2
(2) The QIP is	within what distance from a locally recognized	employment center with a minim	um of 50 full-tim	e emplo	oyees? An er	mployment	center is			
	nized concentration of employment opportuniti , commercial district, or office area 4 or 7 poi		idents of the pro	posed	אור, such as	a large hos	spital,			
Entity Name			Responsible	Jurisdi	ction					_l
Site Address Contact	Title	r	City Phone			State	n Service	Zip		
FAAST File:		scaled map showing distance to		nter.		Date ii	1 OCT VICE	File Up	loaded?	2
Entity Name			Responsible	Jurisdi	ction					1
Site Address Contact	Title	T	City Phone			State	n Service	Zip		
	within what distance from a locally recognized			oyees?	A retail cente					1
	nized neighborhood or regional shopping mall.							F ile 11-		<u> </u>
FAAST File: (4) Only for QI		scaled map certified showing dis of two+ bedrooms in QIP (see M	ay Funds and		% of two)+			loaded?	1
bedrooms: - 4	or 7 points	Uni	's worksheet) :	0	bedroom	1S 0%)% skip to	(5)	
1	nin what distance from a public school or comr ore bedrooms?	nunity college that residents of th	e QIP may atten	d (only	for QIPs with	n 50% of the	e units			
Entity Name			Responsible	Jurisdi	ction					
Site Address		I	City			State		Zip		
Contact FAAST File:	Education Provide	scaled map showing distances to	Phone school/college			Date Ir	n Service	File I Ir	loaded?	7
	hat is a special needs or single room occupant				rtive housing	project, as	defined	- 10 01		1
under MHP, th	e QIP is within what distance from a social ser		e residents of QI	P? - 4 (or 7 points					
Entity Name Site Address		, 	Responsible City	Jurisdi	uion	State		Zip		
Contact	Title	la ser a	Phone				n Service			
FAAST File:	SPN or SH Provide	scaled map showing distances to	social service f	acility.				File Up	loaded?	2

		erved for qualified senior c			4, the QIP is within	what distance from	m a senior center			
Entity Name	jularly offe	ring services specifically c	lesigned for seniors	7 4 or 7 points	Responsible Ju	risdiction				
Site Address				·	City	Isulction	State	Zip		
Contact			Title		Phone		Date In Service			
		Hed Contant						L Cilo Linio	adadal	
FAAST File:		ified Seniors		ap showing distances to			ring services.	File Uplo	aueu	
1 · · ·		25% of units have two bec its are three bedrooms or l		# of two bedrooms in (<i>Funds and Unit</i>	s worksheet):	% of two bedrooms	0% skip to §	309(f)		
		for seniors or special need r highest resource commu		# of three+ bedroom Max Funds and Unit		% of three+ bedrooms	0% skip to §	309(f)		
		plication on the currently Area Map 20 points	adopted	Does QIP have preference for		o Does G	IP have restriction	s or preferei ecial Needs		N
(a) QIP located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map										
If Yes, Select or Enter The Entire TCAC/HCD Opportunity Area Map Tract ID #:										
FAAST File:	Oppo	ortunity Area	Documentation of	TCAC/HCD Opportunity	/ Area status.			File Uplo	aded?	
			Consistency	with Regional Plans	§309(f) - 10 Poi	nts Max				
Points awarde	d for each	of the following						•		
(A) Air Resources	irces Boar executed	ne implementation of a sus d to achieve the region's g by an officer, or an equiva commission - 5 points	reenhouse gas emi	ssions target. Consisten	cy with such plans	must be demonstr	ated by a letter or			I
(P) reduce gr	reenhouse	munities strategy is not re gas emissions. Evidence sentative from the metropo	of consistency with	such plans must be den	ionstrated by a lette	er or resolution exe	ecuted by an office	r of, or		
		of the land area is within a the metropolitan planning	organization, regior	al transportation planni	ng agency, or local	transportation con	nmission - 5 points			
FAAST File:	QIP	Consistency		esolutions from the loca gional transportation pla				File Uplo	aded?	
				Tie Breaker §307(b)	(3); NOFA					
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA. Application due date: 2/10										
(1) 10 bonus points to the QIP having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305. Ratio= 0.0										
(2) If tie still exists, 3 points to the QIP for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline.										
Development	Name:				IIG prior NOFA E	Date Ce	ert. of Occup Date:	ļ	0	
Development	Name:				IIG prior NOFA D	Date Ce	ert. of Occup Date:		0	
Development	Name:				IIG prior NOFA E	Date Ce	ert. of Occup Date:		0	
Development	Name:			•	IIG prior NOFA	Date Ce	ert. of Occup Date:		0	







		diction QIA Scoring			
		ints Max (points in blue sh	aded cells) Total	I QIP Self Score	0.0
		§310(a) - 100 Points Max ation of Environmental Review &	Land Use Entitlements (Env &	Elle Universite de	
FAAST File: E&L Use (1) Multiple Qualifying Infill Projects - 10 points r	Land Use Verification workshee	t). Identify name of locality at be		File Uploaded?	
(A) For the QIA, we have three or more QIPs that h	ave received all land use entitler		r that all applications required for	construction	
have been submitted and deemed complete under a (B) For the QIA, we have two QIPs that have received the the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of the two QIPs that have received a submitted of two QIPs two QIPs that have received a submitted of two QIPs two QIPs that have received a submitted of two QIPs two Q			polications required for construction	on have been	0
submitted and deemed complete under a Nondiscre	tionary Local Approval Process.				
(2) Environmental Review Status - 25 points max (A) For the QIA, we have completion and approval of	· · · · · · · · · · · · · · · · · · ·	onmental clearances including th	ose required under the CEQA an	d if applicable,	
NEPA, and all applicable time periods for filing appe (B) For the QIA, we have a draft of a program, mast			the appropriate agency and the	developments	
included in the application will constitute subsequen	t projects subject to environment				
commencing with §15000? If no, answer (C) 15 pc (C) For the QIA, we have a draft of a program, mast		report has been completed and	filed with the appropriate agency	and the	0
developments included in the application will constit 14, CCR, commencing with §15000? If no, answer (ute subsequent projects subject				
(D) For the QIA, not less than 50 percent of the land		subject to a Phase 1 Site Assess	ment within one year prior to the	application	
due date 5 points (3) Land Use Entitlement Status - 25 points max				l	
(A) The QIA, meets the criteria in (C) below and car					
housing units proposed for development within the director or zoning administrator)? identify in table be		nined by a local land use authori	ty (e.g., planning or community de	evelopment	
(B) The QIA, meets the criteria in (C) below and car	demonstrate that all necessary l				
the housing units proposed for development within t development director or zoning administrator)? iden	tify in table below - 20 points	•			0
(C) The QIA, can demonstrate that it is subject to a is located and the housing proposed in the applicati				which the QIA	
(D) The QIA, can demonstrate that all approvals by	a local land use authority (e.g., pl			or) for the CIP	
within the QIA have been granted? <i>identify in table I</i> Provide a listing and status of all discretionary local		sign review, required to complete	e QIP that have been granted, su	bmitted or to be app	lied fo
to the appropriate local agencies, or consistent with Review and Land Use Entitlements form.	local planning documents. This is	nformation must match the info p	provided on the Verification of the	Status of Environme	ental
Agency / Issuer	Land Use Approval Date	Approval Type	Type and C	omments	
·					
NEDA. Endared funding proposed that will trigger b	IEDA2 Dogoriba anagial circuma		an ontor data of "Authority to Lioo	Cront Eundo"	
NEPA: Federal funding proposed that will trigger i	VEPA? Describe special circums	ances below: If Ye	es, enter date of "Authority to Use	Grant Funds":	
NEPA: Federal funding proposed that will trigger t	IEPA? Describe special circumst	ances below: If Ye	es, enter date of "Authority to Use	Grant Funds":	
NEPA: Federal funding proposed that will trigger i	IEPA? Describe special circums	ances below: If Ye	es, enter date of "Authority to Use	Grant Funds":	
	le Project Categorically			Grant Funds":	Ices
	le Project Categorically	ances below: If Ye			ICES
	Is Project Categorically		Final EIR Describe		ICES
	Is Project Categorically		Final EIR Describe		Ices
CEQA: Project approved "by-right"?	Is Project Categorically		Final EIR Describe		
CEQA: Project approved "by-right"? (4) Funding Commitments - 20 points max (A) Points awarded based on percentage of total rest	Is Project Categorically Exempt? Net Exempt? Net	gative Declaration Date:	Final EIR Describe Date: below:	e special circumstar	0
CEQA: Project approved "by-right"? (4) Funding Commitments - 20 points max (A) Points awarded based on percentage of total ree necessary construction period funding. All funding s	Is Project Categorically Exempt? Net Sidential units to be developed in ources on the Dev Sources work	jative Declaration Date: QIA that are in developments for sheet must identify whether fund	Final EIR Describe Date: below:	e special circumstar have been obtained	0 I for a
CEQA: Project approved "by-right"? (4) Funding Commitments - 20 points max (A) Points awarded based on percentage of total remecessary construction period funding. All funding s Total Construction funding commitments as a % of FAAST File: Const EFC #1, #2, etc	Is Project Categorically Exempt? Net sidential units to be developed in ources on the Dev Sources work Total Development Costs less de Commitment letter or other evid	gative Declaration Date: QIA that are in developments for sheet must identify whether fund ferred costs - 10 points max ence documenting construction f	Final EIR Describe Date: below: which enforceable commitments ing is committed. §310(a)(4)(A) and financing commitments	e special circumstar have been obtained nd (D). File Uploaded?	0 I for al 0.0
(4) Funding Commitments - 20 points max (A) Points awarded based on percentage of total respectively construction period funding. All funding s Total Construction funding commitments as a % of FAAST File: [Const EFC #1, #2, etc (B) Points shall be awarded for obtaining enforceab	Is Project Categorically Exempt? Ney sidential units to be developed in ources on the Dev Sources work Total Development Costs less de Commitment letter or other evid e commitments for all construction	gative Declaration Date: QIA that are in developments for sheet must identify whether fund ferred costs - 10 points max ence documenting construction 1 on period funding for the CIP, exc	Final EIR Describe Date: below: which enforceable commitments ing is committed. §310(a)(4)(A) at financing commitments cluding funding provided by anoth	e special circumstar have been obtained nd (D). File Uploaded? er HCD funding pro	0 I for al 0.0 gram
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CEQA: Project approved "by-right"? (4) Funding Commitments - 20 points max (A) Points awarded based on percentage of total remecessary construction period funding. All funding s Total Construction funding commitments as a % of FAAST File: Const EFC #1, #2, etc	Is Project Categorically Exempt? Ner sidential units to be developed in ources on the Dev Sources work Total Development Costs less de Commitment letter or other evid e commitments for all constructio ultaneously with the final rating ar tify all CIP construction funding s	QIA that are in developments for sheet must identify whether fund ferred costs - 10 points max ence documenting construction to on period funding for the CIP, exc Id ranking of the Program applic ources on Dev Sources workshe	Final EIR Describe Date: Describe below: which enforceable commitments ing is committed. §310(a)(4)(A) ar financing commitments cluding funding provided by anoth ation. A Land Donation supported et).	e special circumstar have been obtained nd (D). File Uploaded? er HCD funding pro	0 I for al 0.0 gram
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(4) Funding Commitments - 20 points max (A) Points awarded based on percentage of total renecessary construction period funding. All funding s Total Construction funding commitments as a % of FAAST File: Const EFC #1, #2, etc (B) Points shall be awarded for obtaining enforceable provided that this funding is awarded prior to or simiconsidered an enforceable commitment. (must idem) Total CIP Construction funding commitments as a % FAAST File: CIP EFC #1, #2, etc (C) Points shall be awarded for obtaining/attaching a public agency expressing interest and/or intent to FAAST File: CIP EFC #1, #2, etc (C) Points shall be awarded for obtaining/attaching a public agency expressing interest and/or intent to FAAST File: Letters of Intent (5) Local Support - 12 points max (A) & (B) All funding sources on the Dev Sources w	Is Project Categorically Exempt? Ner sidential units to be developed in ources on the Dev Sources work Total Development Costs less de Commitment letter or other evid e commitments for all construction lataneously with the final rating ar <i>iliy all CIP construction funding</i> s 6 of Total CIP Costs - 10 points Commitment letter or other evid fourthe CIP 5 points Letters of intent, executive-appr interest and/or intent to fund the porksheet must include Yes or No	QIA that are in developments for sheet must identify whether fund ferred costs - 10 points max ence documenting construction for on period funding for the CIP, exc and ranking of the Program applic <i>ources on Dev Sources workshe</i> ence documenting CIP construct limited to, letters of intent, execu- poved term sheets, or a letter from CIP regarding whether funding is from	Final EIR Date: Describe below: which enforceable commitments ing is committed. §310(a)(4)(A) at financing commitments cluding funding provided by anoth ation. A Land Donation supported et). tion financing commitments tive-approved term sheets, or a left in a public agency expressing m a public agency expressing m Local Support.	e special circumstar have been obtained nd (D). 0.00% File Uploaded? er HCD funding pro i by an appraisal ma 0.00% File Uploaded? atter from File Uploaded?	0.0 1 for al 0.0 gram y be 0 0 0
(4) Funding Commitments - 20 points max (A) Points awarded based on percentage of total response of total response of total construction funding commitments as a % of FAAST File: [Construction funding commitments as a % of FAAST File: [Construction funding commitments as a % of FAAST File: [Construction funding commitments as a % of FAAST File: [Construction funding commitments as a % of FAAST File: [Construction funding commitments as a % of FAAST File: [CIP EFC #1, #2, etc [CIP EFC #1, #2, etc [C) Points shall be awarded for obtaining/attaching a public agency expressing interest and/or intent to	Is Project Categorically Exempt? Net sidential units to be developed in ources on the Dev Sources work Total Development Costs less de Commitment letter or other evid e commitments for all construction iltaneously with the final rating at <i>ify all CIP construction funding s</i> 6 of Total CIP Costs - 10 points Commitment letter or other evid tocumentation including, but not fund the CIP 5 points Letters of intent, executive-appr interest and/or intent to fund the porksheet must include Yes or No nt Amt: \$0	QIA that are in developments for sheet must identify whether fund ferred costs - 10 points max ence documenting construction f in period funding for the CIP, exc and ranking of the Program applic <i>ources on Dev Sources workshe</i> ence documenting CIP construc- limited to, letters of intent, execu- limited to, letters of intent, execu- oved term sheets, or a letter from CIP regarding whether funding is from CIP Grant Amount	Final EIR Date: Describe below: which enforceable commitments ing is committed. §310(a)(4)(A) and financing commitments cluding funding provided by anoth ation. A Land Donation supported et/. tion financing commitments tive-approved term sheets, or a left in a public agency expressing m a public agency expressing m Local Support. Commitments as a % of G	e special circumstar have been obtained nd (D). 0.00% File Uploaded? er HCD funding pro- i by an appraisal ma 0.00% File Uploaded? etter from File Uploaded? Etter from File Uploaded?	0 d for al 0.0 gram y be 0 0

(6) Following	Prohousing Polic	ies - 8 points max							0
		ons that have implemented pr							0
		incial incentives for housing,							
		ons that have adopted a None							
	g multifamily nousir 1 Gov. Code §6620	ng, established a Workforce H 0 4 points	ousing Opportunit	y ∠one, as dei	ined in Gov. Code	965620, or a nou	ising sustainability district as		0
Projects I		ons that zone more sites for n	esidential developn	nent or zoning	sites at higher der	nsities than is requ	uired to accommodate 150		0
(iii) percent o	of the minimum regi	onal housing need allocation	for the Lower Inco	me allocation	n the current hous	ing element cycle	4 points		
Manageo and	•	have adopted accessory dwe	-			uce barriers for pro	operty owners to create		
		ond the requirements outline or fewer spaces per accesso				orking purguant to	Cou Codo S65852.2:		
		aivers or reductions of 50%		licas not allea	dy exempt nom pa	arking pursuant to	GOV. COUE \$00002.2,		
- Minister	ial approval in fewe		,						0
		of development standards for		s of five feet o	rless;				0
100802.0024		of development standards to							
1988-1992 B	mum lot size requir	of development standards to ement:		e lot coverage					
494352593		or offering support programs	such as a user-frie	endly website					
		ons that only use objective de	sign standards for	multifamily res	idential developm	ent or adopt fee tr	ansparency measures, inc.		0
(v) publicly a	vailable fee calcula	itors 4 points							
Select			Enter name o				imerically in terms of increase		
Strategy Type	Strat	egy Description	document and the where the docur	• •		•	of days), development costs (duced number of approvals),		,
(from above)		4	accesse		unity, entitiemen		ue of incentives).	or running	(uoliai
						····· ·	·····		
	1			i					
				:					
					······		*****		
deli verezione di manere di secondo									
			and a set of the set o	in a many population and a support	60 Points Max				
Points based of	on % of QIA units r	estricted to occupancy by var	the state of the state of the state of the second state of the state o	PARTY AND A STORE STORES IN THE	Contract of the second s	worksneet - all QI	<u>Ps)</u>		0.00
Deinte beend	an autant ta uibiah l	the average Net Density of Q	who has not a start of the second start of the	§310(c) - 40		a Not	% QIA meets or exceeds		
		Eligibility and Threshold wor		. Size, exceeds		sity = 0	required net density:	0.00%	0
required denie	ity <u>3000(u)(</u> 1): (000	Engloint) and Integrate the		ansit \$ 310(d	- 20 Points Ma	CARLESS CONTRACTOR AND A CONTRACTOR OF THE	required field actions.		
Points based	on the percentage	of residential units in the QIA					Transit Station or Major Trans	it Stop set	t forth in
							Transit Station or Major Tran		
							ed professional such as an en	jineer, sui	rveyor or
		alkable route map, current tra							
	ll units in QIA which Transit Station or N	are in developments meetin	g the criteria for	10	tal residential Units	% of reside	ential units meeting criteria vs. total residential Units	0.00%	0
FAAST File:	Transit Acces		scaled map showin	n all Transit St		ansit Stops and w		ploaded?	
	1110000		Proximity to Am					<u></u>	L
Points based	on the amenifies	in the QIA or within one-ha		distribution of the second second			en construction	oggenenasso antiki	
		ed. The one-half mile radius					s defined in QIA	0	0
		ances are measured "as the				wer than 200 resid	dential units will Residential	U	U
		rving QIAs consisting of 200							L
		irk(s) not including school gro							
		ilities and the school district es serving QIAs consisting o					a racinues? (must identify		0
Park Type:		so sorving kirls consisting o	oo or more reald	erna anto Wi	Responsible Ju			l	I
Site Address					City		State Zip		
Contact		Title		•	Phone		Date In Service		
	local planning doc	uments:					je numbers info can be found:		
Park Type:					Responsible Ju	urisdiction	Ctotal 1	r	
Site Address Contact	<u> </u>	Title			City Phone		State Zip	l	
	l local planning doc			_		Specify pac	je numbers info can be found:	[
			centers with a min	imum of fifty fu	III-time employees		center is a locally recognized		
concentration	of employment opp	portunities such as a large ho	spital, industrial pa	rk, commercia	l district, or office a				0
		ng QIAs consisting of 200 or	more residential ur	nits will yield 2	points each).		Details Orest 1	L	l
	oyment Center:				Responsible Ju	urisdiction	Date In Service		
Employment (Site Address]			nesponsible Jl				
							Statel 17in		
Provide link to	local planning doc	uments:			City	Specify pac	State Zip		
	o local planning doc oyment Center:	uments:		ge 21 of 2	City	Specify pag			

Employment Center Name:	Responsibl	e Jurisdic	tion				
Site Address	City		1	State	1	Zip	
Provide link to local planning documents:			Specify page				
(C) QIA will include how many locally recognized retail centers with a minimum of 50 fu	Ill-time employees. A re	·					T
neighborhood or regional shopping mall? (must identify retail center type(s) below) - 4 p						te	0
will yield 2 points each).	points (dincinites servir	19 60 13 0	onata ing of 20				ľ
Type of Retail Center:				Date In Se	anvico		
	Deserveit	f	<u> </u>	Date In St	ervice		
Retail Center Name:	Responsible	e Jurisdic	tion				
Site Address	City			State		Zip	
Provide link to local planning documents:			Specify page			nd:	
Type of Retail Center:				Date In Se	ervice		
Retail Center Name:	Responsible	e Jurisdic	tion				
Site Address	City			State		Zip	
Provide link to local planning documents:			Specify page	numbers info	can be four	nd:	
(D) Only for QIAs where 50% of units have 2 or more # of two+ bedrooms in QIA	A (see Max Funds and		% of two+				T
bedrooms:	Units worksheet):	0	bedrooms	0%	Below 50%	% skip to (E)	0
The QIA will include how many public schools/community colleges that residents of the		identify t		$\frac{1}{2}$	ointe (amoni	tion convina	
QIAs consisting of 200 or more residential units will yield 2 points each).	our may allend (musi	identity (j	pe or schoor i	below)r - 4 p	onna (amen	ties serving	
				Data la Or	- m da al		
Type of school:		·····	<u></u> l	Date in Se	ervice		
Entity Name	Responsible	e Jurisdic	tion				
Site Address	City			State		Zip	
Provide link to local planning documents:			Specify page			nd:	
Type of school;				Date In Se	ervice		
Entity Name	Responsible	e Jurisdic	tion				
Site Address	City			State	1:	Zip	
Provide link to local planning documents:			Specify page				
(E) The QIA has designated units in the application which qualify for special needs or s	ingla room accupancy						T
or supportive housing component, as defined under MHP, social service facilities available					special field	5	0
	······································			+ points			1
Entity Name	Responsible	e Jurisaic	tion				
Site Address	City			State		7ip	
Contact	Phone			Date In Se	L		
Provide link to local planning documents:			Specify page			nd:	
(F) The QIA will have designated units reserved for qualified senior citizens under §51.2	2, 51.3 and 51.4 of the	Civil Cod	e, senior cente	ers or facilitie	es regularly		0
offering services designed for seniors and available to the seniors residing in the QIA?	- 4 points					1	U
Entity Name	Responsible	e Jurisdic	tion				
Entity Name Site Address	Responsible	e Jurisdic	tion	State		Zin	
Site Address	City	e Jurisdic	tion	State Date in Se		Zip	
Site Address Contact Title				Date In Se	ervice		
Site Address Contact Title Provide link to local planning documents:	City Phone		Specify page	Date In Se	ervice		
Site Address Title Contact Title Provide link to local planning documents: Title (G) Only for QIAs where 25% of units have two bedrooms and an # of two bedrooms	City Phone ooms in QIA (see Max		Specify page % of two	Date In Se numbers info	ervice		
Site Address Title Contact Title Provide link to local planning documents: Title (G) Only for QIAs where 25% of units have two bedrooms and an additional 25% of the units are three bedrooms or larger with no # of two bedrooms and an Funds are three bedrooms or larger with no	City Phone ooms in QIA (see Max and Units worksheet):		Specify page % of two bedrooms	Date In Se numbers info	ervice o can be four		0
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AHSC Application

NOFA Round 5 FY 2019-20 Affordable Housing and Sustainable

Communities Program (AHSC)





CALIFORNIA STRATEGIC GROWTH COUNCIL



State of California Governor Gavin Newsom

Alexis Podesta, Secretary Business, Consumer Services and Housing Agency

Doug McCauley, Acting Director Department of Housing and Community Development (HCD)

2020 West El Camino Avenue, Suite 650, Sacramento, CA 95833 email: <u>ahsc@hcd.ca.gov</u> <u>http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</u>

November 1, 2019 NOFA

Rev: 12/23/19

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within the Projec	2.1		🗹 Housi	ng Related Infr	astructure (HRI)	- §103(a)(2)		If yes, which rou	und of AHSC	was it award	ed?
Transportation In	nfrastruct	ure Project and an			rtation Infrastruc		(a)(3)	Is Project a phase of			
Affordable Hous					ed Amenities (Ti						l
Housing Related §102(d)(3) & (e) (cture Project - boxes that apply);		am Costs (PGM		(A) - 8 103(2)(4)		Select Metropolitan P	lanning Org.	or "non-MPO	area" below
Total Dev. Cost	s & AHS	C Funding - limits: §	103(a)(1)	(D) 6103(a)(2)/B) §103(a	V3VB) 61030	a)(4)(C) 51	03(b)(2) and 6104(a)		,	
		Total Development			est (min \$1M,		AHSC /	Non-AHSC Fundin		Legislative	Data
Capital Project/P	rogram:	Costs (TDC)			A max \$10M)	···,	Total AHS			· .	
Housing (AHD)	an China	\$0			\$0		0.00%	. \$0	Stat	e Assembly	
Housing (HRI)		\$0			\$0		0.00%			District:	
Housing (AHD &		\$0			\$0		0.00%	\$0	- Sen	ate District:	
Transportation (S Transportation (T		\$0 \$0			\$0 \$0		0.00%	\$0 \$0		ngressional	
Programs (PGM)		\$0			\$0		0.00%	\$0	- 0	District:	
Totals:		\$0	****************		\$0		0.00%	\$0		Diotrioti	
Employment Ber	nefits & O	utcomes Reporting §	103(a)		וסנו	CTI	TRA	Tatal Dudgetad	29/ Cast C		
(1)(C)(iii), (2)(A)(ii	i), (3)(A)(ii	i), and (4)(A)(iii)		AHD	HRI	STI	IKA	Total Budgeted	2% Cost Ca	ip Ove	rage
		ployment Benefits and									
		not to exceed 2% of the		\$0	\$0	\$0	\$0	\$0	\$0	\$	р ок
cap or Active Deli		included within the soft	COSIS								
Project Descripti			 1	·······		L	L			l	
major Project co					•						
not exceed 700 cl		,									
# of description	on charact	ers: 0									
	전화 사람을			The second se	550 Priority			(전망) 관람이 있는 것이 있는 것이 있다.			
Project 10 digit ce	ensus tract			aged Commu		<u>.</u>	come Comr	nunity:	Low-Inc	ome Househo	
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Restances of		승규는 방송 승규는 것은 말씀을 할 수 있다.	i de de sector	<u> </u>	oject Area D	eminuon gr			가지 (종~ (1)(주요)	월12월 (151) 34 (J) 월12월 (151) 34 (J)	
Description of geographical											
boundaries (defin	ed										
by vicinity map,									•		
service area, etc.):						· · · · ·				
								Identified on the Project Active Transportation	ct Area Map		
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TAAST File.		oject Area map						& Planning §107(m)(2)		i iles opioac	ieur
								apping Guidance for in			
Required Projec	t Area Co	mponents §102(a):	,			•					
the second secon		ncluded within a disting									
- in the second se		ansit Station/Stop cons			nents set forth	n in the TOD,	ICP and RI	PA; and			
		nsistent with one of the fixed transit routes, the			may not avea	od o ono (1) n	allo huffor o	round the identified Tr	anait Station	Cton	
1/4/1		buffer around all STI in			niay not exce		lie Duilei a		ansit Station	Stop	Select one
		Flexible Transit Servic			Project Area m	ust be defined	d based on	the identified service a	rea of the tra	insit line.	Select one
For Project A		h include a Transit Cor									Selectors
Transit Corri	dor Implen	nentation).									Select one
Plan na		licable): §102(a)(3)(C)	L								
§106(a)(15)	Applicar	t acknowledges that C	ualifying	Transit must	be completed	and offering s	service to th	e Transit Station/Stop	•		1
			Transit	Convigo Man a	upporting the	Qualifying Tr	andit Quan	titative Policy Scoring		Standard Ag	
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		III achieve a reduction									
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		nization (MPO) regions		onsistent with	n activities or s	strategies ider	ntified in the	regional SCS, or simi	iar planning o	ocument that	t
uemonstrate a pe	a capita re	duction in VMT and G		d dooumont f	rom MBO idaa	tified in call V	a pour a-	nfirming consistency w	ith see or	·····	
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FAAST File:		Equiv Regional Plan	regional	government	involvement.				~	File Upload	1607
(3) We certify the	Project is	consistent with the Sta	ate planni	ng priorities e	established pu	irsuant to §65	041.1 of the	Government Code.			

			Overview		
(6)(A) We certify th	e Project will incorporate at lea	et two llr	pan Greening feature as defined in Guidelines Appendix A, with dedic	ated maintenance	for at least two
			I, state or federal design standards and requirements for all publicly a		
			tops. (select two features below and include costs in budget(s))	decasible compon	
					I
(6)(B) We certify th	e Project will include adequate	lighting in	accordance with local, state, and federal design standards and requ	irements for all put	blicly accessible
			utes and transit stations or stops.		,
(7) Must demonstra	ate a level of committed funding	at time o	f application that is >= 0.90 $(2006)(7)$ calculation resultant 0.0	If No, Proje	ect has insufficient
(must complete a	pplicable project/program wo	, orksheet:	\$ $$$ $$$ $$$ $$$ $$$ $$$ $$$ $$$ $$$	funding	Commitments
(10) Is application	(including the UA) sufficiently co	omplete to	assess feasibility of application and its compliance with AHSC Progr	am and application	n requirements?
(16) Does any Cap	ital Project trigger State Reloc.	Assistan	e Law (CA Gov Code §7260-7277)? AHD HRI	STI	TRA
If Yes, provide a n	arrative discussion on the num	ber of			
	ds and provided relocation ass				
U .	ons have or will be taken to cor	nply with	· · · · · · · · · · · · · · · · · · ·		
	ssistance Law? If No, provide				
······	porting relocation is not require				
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			roject is located be in substantial compliance by the date of award re-		
			ed housing element is in substantial compliance as demonstrated by		
findings that the ho	Dusing element adopted within t	he time fr	ames required by Gov Code §65588 includes that substance essentia	al to every requirer	nent of Article 10.6,
			VII? Projects located on Trust Land, as defined in Appendix B(a)(1),		
FAAST File:			tion's current housing element compliance status is obtainable thru h		File Uploaded?
			t through the "Community Climate Resiliency" scoring in §107(o) - No		
			luding the California Building Standards Code (CCR, Title 24), which of Minimum Efficiency Rating Value (MERV) 13.	enective January	i, zuzu, iequires
				m fimo to time	motion recursts
			d in the TCAC regulations, as may be amended and renumbered fro writing by HCD prior to the start of construction. Projects must also p		
			essible units in accordance with TCAC regulations. The applicant or I		
	icable federal, state, and local a			eveloper of the Fi	oject must ensure
			Applicant Information §105		
- 900 2000 900 2000 2000 2000 2000 2000	an an an tha an				
FAAST File:	Indian Tribe	1	bie, for all Federally recognized Indian Tribe Applicants, upload	Copy Attached?	File Uploaded?
			ntation to support requirements as described in Appendix B		
Will a Public Agen	cy have a real property interest	in the pro	posed Project §105(a)(3)? (if yes, your application must include one	of the following be	low) OYes ONo
1. Application w	vill include the Public Agency as a joint app	licant	2. Application includes a commitment to enter into a contractual agreement to devel	op the Project, if it is awa	arded.
		If applica	ble, an applicant may provide an executed agreement with a		
FAAST File:	STI TRA Agrmnt	1 .	_ocality or transportation agency non-applicant for the completion of	Copy Attached?	File Uploaded?
		STI or T	RA components for which funding is sought.		
Applicant #1					
Entity Name	······		Eligible Applicant Organizat		
Address			City	State	Zip
Auth Rep		Title	Authorized Rep. Email	<u> </u>	Phone
Contact		Title	Contact Email	Contact Ph	
Address	Acred Cred B Land	10-4- 0	City	State	Zip
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(i) Ai	e capital impro	vements in the	HRI buda	et requir									provements	a condit	ion to ti	ne approval i	of the AHD	2
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(iv) -	Attrofable Housing Development (AHD) and Housing Relate Intracturcine (HI) Project Summary Project Num Rel Description Address City D County Let Description Address get Image: County County Let Description Address City Description Address get Image: County County Let Description Description <t< td=""></t<>																	
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	n lieu fees for lo Ingoing operati					Iree vea	irs) for	Program Costs	s: and -									
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				D and HRI Overviev			
(2) We acknowledge						of similar size and level of risk.	
		be disburse	d as reimbursed progree	ss payments for eligible co	osts incurred after th	he execution of the Standard Agreer	ment in the amount not to
L	Program award of funds.						
	e if the HRI Project includ	es multiple pl	hases or developments,	, all entitlements and cons	truction funding cor	mmitments for the first phase must b	be received prior to
disbursement.				· · · · · · · · · · · · · · · · · · ·		·	
		to the first di	isbursement of HRI fund	is shall include receipt of a	all required public ag	gency entitlements and all construct	ion funding commitments
for the AHD support						·	
	영상 영상 영상 방송		11월 1280년 2023년 1일	AHD Threshold §106	(a)	전화 고전 영화는 전 전화 전 전화 관계	다 전쟁을 받는 것 같은 것을 것 같은 것 같은
(4) Describe how Al	HD provides free transit p	asses, reload	dable transit cards or dis	scounted passes priced at	no more than half o	of retail cost.	
						· · · ·	
Number of passes of	or cards that will be provid	led:	Is there at leas	t one pass per restricted u	init? Type o	of transit passes provided:	· · · · ·
(5) Applicant certifie	s the proposed AHD will I	be smoke fre	e and demonstrate com	pliance prior to constructi	on loan closing.		
FAAST File:	SFH Lease Adden	dum §1	106(a)(5) Smoke Free H	lousing Lease Addendum	- must be submitted	d prior to construction close	File Uploaded?
(8) For the AHD, ca	n you provide documenta	tion of compl	letion and approval or a	doption of all necessary er	nvironmental cleara	inces including those required under	the CEQA and if
						e date with lawsuits or appeals filed	
	I funding proposed that wi			i		If Yes, enter date of "Authority	
	pproved "by-right"?		Categorically Exempt?	Negative Declarat	ion Date:	Final EIR Date:	1
Same and the second sec						n dates of all necessary environmen	tal clearances
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FAAST File:				es (e.g. Environmental Imp			File Uploaded?
FAAST File:				015.16 "Authority To Use (Grant Funds" or clar	rify the current status of the	File Uploaded?
			the HUD form.				
						w, required to complete the AHD Pro	pject that have been granted,
submitted or to be a	applied for to the appropria			local planning documents		·	
	Agency / Issuer		Land Use Approval	Approval Type		Comments	
			Date	when and the		Comments	
				·····			
L				*			
(10) Does the Mark	et study demonstrate the .	AHD Project	is financially feasible? A	A study that meets require	ments specified in T	TCAC Regs §10322(h)(10) will be ac	ccepted by HCD.
FAAST File:	AHD Market Stu	dy. Pi	rovide a completed mar	ket study prepared within	one year of the app	lication due date.	File Uploaded?
(11) Does applicant	or Developer of Project h	ave Site Cor	ntrol for AHD Project? If	f yes, enter site control for	m and the most rec	cent execution date below (See Site	Control Appendix A)
Form of site control	(See Site Control in Appe	endix A):				Most recent document exec	ution date:
If leasehold estate	: Rent b	ased on rest	tricted land value?	Is acquisition of	ost \$0 in AHD Dev.	. Prepaid lease loan	used? If so answer (a-c)
(a) Funding amount	based on the Present Va	lue of lease	. (b) Lender requesting Res	Receipts (not		
payments?					permissible)	(c) Has loan amount been e	antered as a infance cost?
Describe any specia	al site-control circumstance	es.					· · · · · · · · · · · · · · · · · · ·
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FAAST File:	AHD Site Cor	ntrol	Appropriate docume	entation to demonstrate the	e form of site contro	ol indicated above	Files Uploaded?
FAAST File:	AHD Preliminary Ti	itle Report	DTD that is no man				
(12) Applicants mus			PTR, that is no more	e than 6 months old for the	AHD Project.		Files Uploaded?
		rience by pro	viding evidence of two			ISC Project in scope and size, which	Files Uploaded?
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AHD-HRI

		AH	ID and HRI Overvie	w PIN		
动物的复数形式		· · · · · · · · · · · · · · · · · · ·	§106(a) (if applying for		<i>q</i>)	
	you provide documentation of comple					
	and all applicable time periods for filing		ive lapsed within 30 days of	of the application due		
	al funding proposed that will trigger NEI approved "by-right"?	Categorically Exempt?	Negative Declara	tion Date:	If Yes, enter date of "Authority Final EIR Date:	to Use Grant Funds"
	special NEPA and/or CEQA Special C					ntal clearances.
Biodes Bolon any			public dila provido coulita	ourdettail completion		
				•		
FAAST File:			and clearances (e.g. EIR, F			File Uploaded?
FAAST File:	HRI Auth to Use Grant For NEPA o Funds issuance of	the HUD form.	015.16 "Authority To Use	Grant Funds" or clan	ly the current status of the	File Uploaded?
(9) If applicable, pro	pvide a listing and status of all discretion		itlements and permits exc	Judina design review	required to complete the HRI Pro	liect that have been granted
	applied for to the appropriate local ager					
	Agency / Issuer	Land Use Approval	Approval Type		Comments	
	, igono , ico	Date				·
	·					
						······································
(10) Does the Mark	et study demonstrate Project is financi	ally feasible (HRI requi	res a market study only if	not using AHSC fund	Is for AHD)? A market study that n	neets the requirements
	Regs §10322(h)(10) will be accepted b				·····	
FAAST File:			prepared within one year			File Uploaded?
	t or Developer of Project have Site Cor (See Site Control in Appendix A):	ILTOI TOT HRI Project?	ryes, enter site control for	m and the most receiption	Most recent document exec	
If leasehold estate		ricted land value?	Is acquisition cost	\$0 in Dev. Budget?		n used? if so answer (a-c)
	t based on the Present Value of lease		(b) Lender requesting Res		The second se	· · · · · · · · · · · · · · · · · · ·
payments?				permissible)	(c) Has loan amount been	entered as a finance cost?
Describe any speci	al site control circumstances.	·				
					· · · ·	
						·
FAAST File:	HRI Site Control	Appropriate docum	entation to demonstrate th	e form of site control	indicated above	Files Upioaded?
	st demonstrate prior experience by pro					
	e ten years preceding the application du					
	HRI	Past Project #1			HRI Past Project #2	
Project Name						
						·····
Development Entity			•		· ·	
	······································	 		·		
Completion Date						
Project Tenure			******			· ·
# of units						
					· · · · · · · · · · · · · · · · · · ·	
Units per Acre						
Commercial (sq.	· · ·		·····			
ft.)						
				ſ		
Brief Description						
(e.g. number of	-					
units, population served, etc.)						
FAAST File:	Past Exp HRI1, Past Exp HRI2 C	ertificates of Occupant	cy for two recently comple	ted affordable housin	g developments	File Uploaded?
<u> </u>	of the application date, the applicants o				tion in the state or federal courts.	
	t construction of the HRI Project has no					
	ct will not result in the loss or conversi-	on of agricultural or oth	er working lands, or natura	al resource lands for	other uses according the Dept. of (Conservation's Farmland
	toring Program (FMMP) website? ocumentation the HRI Project site is no	t within land decignator	t as agricultural land par th	EMMP tool		l
FAAST File:			te is not within land design		and per EMMP tool	File Uploaded?
	te that the HRI Project site qualifies as					1
FAAST File:			roject site qualifies as an I	nfill Site (as defined i	in Appendix A)	File Uploaded?
	the HRI is infeasible without AHSC Pro					
	Project involves involving new constru					
	at least equal to the number of bedroor the same Project meeting the requirem					
	volve demolition of existing affordable			qui ennençis sausilec	nin nie replacement anordable nou	sing development. If the
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(20)(D) We certify	the proposed AHD is consistent with S	tate & Federal Fair Hou	using requirements includi	ng duties to affirmativ	vely further fair housing (explain be	low).
	•					
(20)(E) If approved	by a local public works department, or	other responsible issue	anency is required for the	Project provide dos	ument below I certify that the UP	limprovements are
	applicable local rules, regulations, code				Annora bolow, Toolary alacale DR	and the second sec
					ent with all applicable local rules,	Tiles H-lands do
FAAST File:	HRI Local Approvals		, policies and plans enforc			Files Uploaded?
			Article XXXIV Autho	ority		
	ion letters submitted to HCD must dem					
	enders, the number of low income restr					
	ific facts and a specific legal theory for liver to HCD satisfactory evidence that					ne HCD Standard Agreement,
FAAST File:	Article XXXIV Attorney Opinion					File Uploaded?

AHD and	I HRI Overview PIN
Does the locality have sufficient Article XXXIV Authority to accommodate the	If yes, document Article XXXIV authority for Project. May be done by providing info from appropriate
project? (If Project doesn't have Article XXXIV authority, AHSC may be limited	local government official that voters passed a specific project referendum or a blanket referendum
to restricting no more than 49% of the total units.)	has been passed and the locality has allocated sufficient Article XXXIV authority to Project.
FAAST File: Article XXXIV Authority Copy of document providing Auth	nority File Uploaded?

AHSC R5

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AHD-HRI

-		AHD ai	nd HRI Overview	PIN		·	
Name in a second of the second second	e glassie i gandalatek	politica de 1973	Tax Credits	Real particular and a			1.4.5
Select appropriate entry for each item:		· · · · · · · · · · · · · · · · · · ·				<u></u>	
Project Tax Credit Type:	Federal:	Proposed Fr	quity Investor Contributi	on (\$)	Anticipated Tax Credit Factor	App Rate	
	State;		quity Investor Contributi		Anticipated Tax Credit Factor	App Rate	
Timeframe for Applying for 4%Tax Credits	Proposed Month:		Proposed Year;				
Timeframe for Applying for 9%Tax Credits	Proposed Round:		Proposed Year:				
If already awarded, date of the Ta							
FAAST File: Tax Credit Reser		ct has already rece	ived a tax credit reserva	ation upload documer	atation to FAAST	File Uploaded?	
Does or will the senior debt and loan agree							
Does or will the junior debt and loan agreen							
Are there any cost sharing					ed on total development	If no, on	
agreements?	cost?	p	,			what?	
What covenants or regulatory agreements a	are already on title?						
What covenants or regulatory agreements							
			AHD Milestones				S Hawten
Provide the actual or anticipated completion	n date for the following r	erformance milesto		Capital Project If a r	nilestone is not applicable to a (Capital Project place	o entor
"N/A"	r date for the following p		fies for each applicable	Capital Floject. It a t	illestone is not applicable to a t	Sapital Filojoot, pieasi	
Note: It is acknowledged that some of the f	following milestones me	, have already have	n ochiovod . Eor thaan r	nilootonoo which hove	provinually been met' picage of	nter the menth and us	
completed. For those milestones not yet co							
please indicate "NA" below.	vilblered, brease brown	e a projected comp	leading are (within 1) for	each of the applicable	sitems below. If not applicable to	o trie specific Gapital	Filipeut,
Capital Project Milestone Schedule							Date
Executed binding agreement between the S	Sponsor and developer	of the proposed Affr	ordable Housing Develo	oment detailing the to	rms and conditions of the Brole	ct development	Date
Site Control of Affordable Housing Develop				prineriti decalini g trie te	This and conditions of the Project		
Completion of all necessary environmental						·····	
Obtaining all necessary and discretionary p			GEQA and NEFA.		·····		
Obtaining all enforceable funding commitme			na Development evenes	tod by the infeasteral	ra Drois et		
Obtaining all enforceable funding commitme			ng Development suppor	ted by the milastruct.	lie Ploject.		·····
Obtaining an enforceable forfding commitments for all			d in the Sources and Lie	os including substanti	ally final construction and norm	anant loon	
documents, and Tax Credit syndication doc			a in the Sources and Us	es including substanti	any final construction and perm	allentioan	
Submission of Final Construction Drawings			building department or	normitting outbority			
Commencement of construction.	and opecifications to t	le appropriate local	building department of	permitting additionty,			
Construction complete and the filing of the I	Notice of Completion						
Program funds fully disbursed.	volice of completion.			· · · · · · · · · · · · · · · · · · ·			
r rogram tunds fully disbursed.					Have all milestone dates be	en entered shoun?	
	anna ann ann ann ann	and and the bar should	HRI Milestones	an a	They all miles tone dates be		0.190003
	data facilità d'alla de la companya						n san jar
Provide the actual or anticipated completion	a date for the following p	performance milesto	ones for each applicable	Capital Project. If a r	nilestone is not applicable to a (Capital Project, please	e enter
"N/A"							
Note: It is acknowledged that some of the t							
completed. For those milestones not yet co please indicate "NA" below.	unpiered, please provid	e a projected comp	letion date (wiw/YY) to	each of the applicable	items below. If not applicable to	o the specific Capital	Project,
Capital Project Milestone Schedule	·····						
	Destrict and develope	of the property life	uning Development del	alling the terms and a	and the or of the Orola at devial an		Date
Executed binding agreement between the F			busing Development dei	alling the terms and c	onditions of the Project develop	ment.	·
Site Control of Housing Development site(s							
Completion of all necessary environmental			CEQA and NEPA.	········			
Obtaining all necessary and discretionary p			na Davalaamaat c	dod by the LIDI			
Obtaining all enforceable funding commitme				ieu by the HKI.		······	
Obtaining all enforceable funding commitme				on including out at*			
Obtaining enforceable commitments for all documents, and tax credit syndication docu			um the Sources and Us	es including substant	any marconstruction and perm	anentioan	· .
			hullding doportment an	normitting outboatt			
Submission of Final Construction Drawings Commencement of construction of the HRI.		ie appropriate local	prinding debautilieut of	permitting authority.	······································		
Completion of HRI construction,	<u> </u>						
Program funds fully disbursed					·····		
					Have all milestone dates be	on ontored above?	
					nave an innestone dates per	en entereu apover	

- F.	Committed by	AHD vs HRI	Source Name		Lien		Interest	Required	Loan Term	Residential	Commercial		*Deta	ils of Deferred	Costs	1
	Application Due Date?	Source	(listed in order of lien priority)	Source Type	No.	Amount	Rate	Payment	(months)	Amount	Amount		Amount	Desc	ription	1
1	Yes	HRI	AHSC HRI Grant	State-HCD]				1
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T]				
T													L			
T																
1											[1	[
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													· · ·			
3		AHD	*Deferred Costs (entr	er details at right)		\$0							1		•	
Đ	Yes	AHD	Equity Investor							\$0		l.		ļ		
			<u> </u>	TC	TALS	\$0				\$0	\$0	<u> </u>	\$0	<u>i</u>		1
					<u> </u>		Dar	manent Sour	and afficient							
-	Committed by	gibala a siya k	Source Name	i da paratente das desidades	interpoid T						Y. Lat. P. A. P.	Required	Required	an tha thag the state of the second secon I	<u>jetio pri contra d</u>	<u></u>
ľ	Application	AHD vs HRI	See cell comments for Deferred	Source Type	Lien	Amount	}	erest Rate	Amortization	Repayment Ter	······	Residential	Commercial	Residential	Commercial	Bal
	Due Date?	Source	Dev. Fee; list in lien priority order		No.	_	Rate	Type	Period (yrs.)	Type	Due in (yrs)	Debt Service	Debt Service	Amount	Amount	
	Yes															
		HRI	AHSC HRI Grant	State-HCD	· ·											L
	Yes	AHD	AHSC HRI Grant AHSC AHD Loan	State-HCD State-HCD			3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
							3.00%	Fixed for Term	55	MHP-Partial Interest Only				\$0		
	Yes	AHD	AHSC AHD Loan	State-HCD		\$0		Fixed for Term	55	MHP-Partial Interest Only	55 TOTALS		\$0			
	Yes	AHD	AHSC AHD Loan Equity investor: Total Permanent Fi Total Committed Non-/	State-HCD	Funds	\$0					TOTALS			\$0	\$0	<u> </u>
	Yes Yes Yes	AHD AHD	AHSC AHD Loan	State-HCD	Funds (EFC)	\$0 . (3) <u>A land</u>	lonation	in fee for no oth	er considerati	on that is supported by	TOTALS an appraise	l or purchase	/sale agreeme	so ent ("Land Dor.	\$0 nation") or a loc	cal fee

HRI and AHD Sources of Development Funds PIN

AHD-HRI Dev Sources

AHSC R5

					A	HD Units a				Funds	PIN						
(6)	<u>(0)</u>	<u> </u>	10)	(D) 1	<u>, ()</u>	(1)		O Unit I		(1)	er frei i	(1)		- // \	(10)		
(A)	(B)		(C) % of Area	(D)	(E)	(F) Total	(G) Total		(H) Total	(I) I otal Restricted	- Re	(J) Total estricted	(К)	(L) Support.	(M) AHSC	(N)	(0)
# of	Harth Thur	N	1edian T	otal nits	Total Rental Units	Homeowner Units	Unrestricte Units	ed R	estricted Units	Affordable	Affor	rdable HO	Mgr. Units	Housing Units	Assisted	Veterans	Senior Units
Bdrms	Unit Typ		ncome U	mis	Units	Units	Units		Units	Rental Unit	5	Units	Onits	Units	Units	Units	Units
				· .													
						· · · · · · · · · · · · · · · · · · ·											
	·																
											-						
						······································											
			Junks														•
FAAST F	ilo	1	tility Allowan	0	0 Documen	0 tation from the	0	na autho	0. Dify substa	0	mount	0 of the Litil	0 tv:Allowan	0 heau eo	0 Filo I	0 lploaded?	0
						ame Assisted											l for
permaner	nt funding	of develop	oment costs (y	vhich sha	all not include	funds specific	ally designa	ted for c	apitalized	operating or	operatir	ng subsidy	reserves)	under the	e foliowing	programs	
						g and Homeles 2 Farmworker						using Sus	anable Co	ommunitie	s, transit	Onented	
				100000			laximum l							0.0200			
0 unrestr	icted units	@ \$35,00	00 PU =	\$0	0 res	stricted units @	\$50,000 P	U =	\$0	HRI Req	uested:	\$0		Max H	RI Grant:	\$	0
							laximum A	 197. 		nt	121213					0.000	
			<u>ints. Click he</u> ax Credits?	ere for 2	019 AHSC Io No	<u>an limits - (be</u>				oan Amou	+-	\$0			ID Loan:	\$	
A	B	C	D	E	E I	G	H	1	J	K		L	M	N	O	. P	<u> </u>
	0	Bedroom	Units		1 Bedroom	Units	21	Bedroor	n Units			room Un	ts	4+	Bedrool	n Units	
AMI	Per Unit Amount	Number of Restricted units	Loan Amount (BxC)	Per Unit Amount	Number of Restricted units	Loan Amount (E × F)	Per Unit Amount	Number of Restricted units	Loan Amount	(H X I) Per Unit Amount	Number of	units -	Amount (K x L)	Per Unit Amount	Number of Restricted units	Loan Amount	. (O x N)
Level		Nur Res u	-		Num Res			Nur Res			Nun	Res Kes			Num Rest u		<u>z</u>
60% 55%	0		0,	0		0	0		0	0			0	0		0	
50%	0		0	0		0	0		0	0			0	0		0	
45%	0		0	0		0	0		0	0			0	0		0	
40% 35%	0		0	0		0	0		0	0			0	0		0	
30%	0		0	0		0	0		0	0			0	0		0	
25%	0		0	0		0	0		0	0	·		0	0		0	-
15%	0		0			0	0		0				0.	0		0	
Totals	0 Bdrm	0	0	1 Bd	rm 0	0	2 Bdrm	0	0	3 Bd	rm	0	0	4+ Bdrm	0	0	
		지방소통을	가 같은 것이다.			L VEGALA	Comn	nercial	Space		가지는	NGN CO					839 B.S.
Туре с	of Busines	s (if Know	# o Tot Uni	al	Sq. Footage f Each Space	Expected Gross Rent per S.F.	Expec	ted Gros	s Rent	Othe Revenue (S			her (Amount)	Parking	le and g Space enue	Miscelian Rev	eous Rent enue
									·····						·		
		TO	TAL: 0		0	\$0 \$0	<u> </u>	\$0 ¢0		\$0			\$0 \$0		60 10		0
Describe	the Propo	······	AGE: 0 nercial Use ar			L	L	\$0		\$0		L	50	\$	0	\$	0
	rrr				A								· · · · · · · · · · · · · · · · · · ·			<u></u>	
L																	

				30% PVC for		
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$0				373-38-35-1491 1973 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974	
Demolition	\$0					
Legal	\$0					
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$0	\$0	\$0			×
Existing Improvements Cost or Value	\$0			FERMINE		
Off-Site Improvements	\$0			*		
Total Acquisition Cost	\$0	\$0	\$0	La colta Martina de Colta da	\$0	
Total Land Cost / Acquisition Cost	\$0	\$0	\$0			
Predevelopment Interest/Holding Cost	\$0	φ υ	φυ		· 같은 사람이, 것도 같은 것이 같은 것이 같아요. 	
Assumed, Accrued Interest on Existing Debt			· .	· · · · · ·		
(Rehab/Acq)				المراجع والمراجع والمتعاول والمراجع	1.45, w. et. C. R. gennes v. v	
· Excess Purchase Price Over Appraisal	\$0	a Nacional a ser factoria			化中国合理中国际合	
REHABILITATION	N-CARACTERS	ang Piling ang Piling ang	그는 승규는 가 같으면서		iya, enabiyini a shij	
Site Work	\$0		·····			
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0	•				
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$Ũ				1	
Urban Greening	\$0					
Other Rehabilitation: (Specify)	\$0					•
Other Rehabilitation: (Specify)	پ و \$0				·	• •
						· · · ·
Other Rehabilitation: (Specify)	\$0,			·		
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION		경험관리 관계 관				
Site Work	\$0					
Structures	. \$0					
General Requirements	• \$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening						
Other New Construction: (Specify)						
Other New Construction: (Specify)	\$0			· · · · · · · · · · · · · · · · · · ·		
Other New Construction: (Specify)		·	•			
Total New Construction Costs						
	\$0	\$0	\$0	\$0	\$0	
ARCHITECTURAL FEES	- 2013년 2014월 2016 	ः स्ट्रायम् स्		with the second field of the		
Design						
Supervision			ļ		·	
Total Architectural Costs	\$0		\$0	\$0	\$0	
Total Survey & Engineering	\$0					
CONSTRUCTION INTEREST & FEES			•2003-500-50 <u></u> 54			
Construction Loan Interest	\$0					
Origination Fee	\$0		•			
Credit Enhancement/Application Fee					1	· .
Bond Premium	\$0				1	
Cost of Issuance				1	 	
Title & Recording			<u> </u>			1
Taxes	\$0		ł	<u>}</u>	 	4
			<u> </u>			· · ·
				·		
Employment Reporting			<u> </u>	<u> </u>	.	
Other Construction Int. & Fees: (Specify)					ļ	
Other Construction Int. & Fees: (Specify)						
Total Construction Interest & Fees	\$0	\$0	\$0	\$0	\$0\$	
PERMANENT FINANCING		요즘 영화 가 있는		이 영영 승규는 것		
Loan Origination Fee	\$0					
······································			1	120 1 - 20 C	109303-17651-23]
Credit Enhancement/Application Fee			<u>]</u> .	1442 C	the constraint of the second s	 A sign of a state of the state
Credit Enhancement/Application Fee Title & Recording			- 			n na an

AHD DEVELOPMENT BUDGET

	· · · · · · · · · · · · · · · · · · ·			30% PVC for		
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Insurance	\$0	and the second secon				
Other Perm. Financing Costs: (Specify)	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Total Permanent Financing Costs	\$0	\$0	, \$0			
Subtotals Forward	\$0	\$0	, <u></u> \$0	\$0	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$0		A CONTRACTOR OF THE REAL			na na manana ang kanana ang kanana na ka Na kanana
Other Attorney Costs: (Specify)	\$0 \$0					
Other Attorney Costs: (Specify)	\$0 \$0					
Other Attorney Costs: (Specify)	\$0			· · · · ·		
	ەن \$0					
Total Attorney Costs	<u>م</u>	\$0	\$0	\$0	\$0	na an ann an tha
RESERVES		a and the state of	. 영영을 가지가 취재	는 가슴에서 같은 것가 같이다. 		
Operating Reserve	\$0		·			
. Replacement Reserve	\$0					
Transition Reserve	\$0				a doministration of the	
. Rent Reserve	\$0				小被国际建立法	
Other Reserve Costs: (Specify)	\$0			网络国际中国省的		
Other Reserve Costs: (Specify)	\$0				的。中国家民	
Other Reserve Costs: (Specify)	\$0				ACCESSED IN	-
Total Reserve Costs	\$0	\$0	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$0					
Soft Cost Contingency	\$0					
Total Contingency Costs	.\$0	\$0	\$0	\$0	\$0	· · · · · · · · · · · · · · · · · · ·
OTHER PROJECT COSTS	and the second second		Minulation			
TCAC App/Allocation/Monitoring Fees	\$0	and the second		Wenner in her starting		
Environmental Audit	\$0 \$0	·		and realized to the define a	The second states of the second s	•
Local Development Impact Fees	\$0 \$0					
Permit Processing Fees	\$0 \$0					
	\$0 \$0					
Capital Fees				AT 1984 CADAR (BROADS)	fyfix Egdalwy (1000au eb awar	
Marketing	\$0					
Furnishings	\$0					
Market Study	\$0					
Accounting/Reimbursable	\$0					
Appraisal Costs	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Total Other Costs	\$0	\$0	\$0	\$0	\$0	
SUBTOTAL PROJECT COST	\$0	\$0	· \$0	\$0	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$0					
Consultant/Processing Agent						1
Project Administration	\$0					- · · ·
Broker Fees Paid to a Related Party					1	1
Construction Oversight by Developer			<u> </u>	<u> </u>	<u> </u>	
Other Developer Costs; (Specify)			<u> </u>			1
Total Developer Costs. (Specify)				\$0	\$0	l
	\$0 \$0					
TOTAL PROJECT COST	<u>٥</u>	\$0	1			
			Eligible Basis:	1		
			To	tal Eligible Basis:	\$0	L
	Part 1990 1990 1990 1990 1990 1990 1990 199			DF 2019	•	
Total Developer F					4	
Total Developer Fe					Į	
Deferred Developer Fee payable or						
					•	
Deferred Developer Fe			% Distribution: ted as Capital:	\$0]	

AHD DEVELOPMENT BUDGET

AFFORDABLE HOUSING DEVELOMEN	T (AHD)	1 4 1 1 1 1 M	and an a fame of	and the growth of the	dha airte an	dule a solar	Sanata State	AHD Res			nent Source	s of Funds	a chailte an a	an an teach an taile			asturiation and	1.75 A. 1.			Commer	ial Sources	
	Total	1	1	<u></u>	T	T	1	1	I	1	J	J	J	1	1	ter and a star star starting	rate at a star i se s	1	i –		- Outiliteit		Residentia
USES OF FUNDS	Cost from	AHSC HRI	AHSC AHD	Í	1	1	1				1							Total	Residential	Commercial			Cost
Soft cost in red (late) AHSC AHD below)	AHD Dev	Grant	Loan	0	0	0	۰	0	•	0	0	0	D	0	٥	0	Equity investor:	Residential Sources	Costs	Costs	Source Name:	Source Name:	Difference
	Budget			<u> </u>														Sources					Dev Budge
50]														· · · · · · · · · · · · · · · · · · ·				Total	Total			vs. Source
LAND COST/ACQUISITION	1.1.2	i salantin		a that the second	in the second second		1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	ي من ميرين الحر مريد من	alter and all all	1 - Carlos	den haven	Strate Carlo	1.	1997 - 1997 -	Carry and the		Committee of		and the second sec	1.	and the second		
Land Cost or Value																		\$0					
Demolition									· · · · · ·				<u> </u>					\$0					
Logel				<u> </u>														\$0					
Lond Lease Rent Prepayment				.			· · · · · ·		ļ									\$0				·····	
Total Lond Cost or Value			\$0	0 5	o <u>\$0</u>	\$0	\$0	50	50	sa 50	sc	50	\$0	\$0	\$0.	\$0	\$0					\$0	
Existing improvements Cost or Value						ļ												\$0					
Olf-Site Improvements		0	+							ļ			L					50					<u> </u>
Total Acquisition Cost		0	50		0 \$0 0 \$0	\$0 \$0																\$0	
Total Land Cost / Acquisition Cost Predevelopment Intercet/Holding Cost			20	<u> </u>	50	50	\$0	50	50	\$0 \$0	<u> </u>	50	50	50	50	\$0	50	50				\$0	↓
			1	1														[<u> </u>
Arritanted, Account Interest on Existing Debt (Roheb/Acq)	s	0			1						1	[\$0	sa sa	\$0			1 1
Excess Purchase Price Over Appraisal		0																50	50	\$0			<u> </u>
REHABILITATION		0		11. 10.22		1. A. M	an distances	Sec. Sec.	1	Constant and	and the sector of	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				and the second	1997 - 19 Jan 19	20	30				·
Sile Work	s	D	1	1	1			free to the state of the state		1							<u> </u>	50	\$0	\$0			
Siructures				+	·													\$0					·
General Requirements			+		+					+	1	<u> </u>		[·	50					
Contractor Overhead					+					<u> </u>	+			<u>├</u>			t	50					t
				~~~														50					<u> </u>
Contractor Profit Prevailing Wages			+	-f	<b></b>	·	[]	[i	Í	[	·f·····			fI			ff	50					
General Liability Insurance												1				<u></u>		\$0					<u> </u>
Urban Greening																		\$0					t
Othor Rehabilitation; (Specify)	5																	\$0					
			.j				J	J		J	.)		<u> </u>				ļ						<u> </u>
Other Rehabilitation; (Specify)									ļ									\$0					L
Other Rehabildation: (Specify)				50	D \$D	\$p	\$0	50	\$0	\$0	50	50	50		50			\$0					į
Total Rehabilitation Costs Total Relocation Expenses						50	30		20		······	50		50	50	20	\$0	50				\$0	·
NEW CONSTRUCTION	•										in the second second							\$0	\$0	\$0			·
NEW CONSTRUCTION Site Work	s	-					111,2 ° (m. 112)	and the second second	1.1.1.1.1.1.1.1		1240 - 1241. <u>(</u> 1		1	1	and the second second		- Carlore	17	4.5 S				·
				<u> </u>	+													\$0					L
Structures		0							ļ			·					ļ	\$0				·····	t
General Requirements		0															ii	\$0					
Contractor Overhead Contractor Profit					+				<u> </u>									50					<u> </u>
			l						·	ł	·		· .				ll	\$D \$0	\$0				į
Ptevailing Wages General Liability Insurance											·												<u> </u>
General Liability Insurance Urban Greening							ļ											\$0					i
Other New Construction: (Specify)		0																50					·
Other New Construction: (Specify) Other New Construction: (Specify)									L	ļ	·							SO					l
Other New Construction: (Specify)	5		· · · · · · · · · · · · · · · · · · ·		+													50 \$0				· · · · · · · · · · · · · · · · · · ·	<u> </u>
Total New Construction Costs			\$0	5	50	\$D	\$0	\$0	\$0	50	\$0	\$0		50	\$0	50	50	\$0 \$0					<u> </u>
ARCHITECTURAL FEES			30	" <u> </u>		\$0	50	30	30		30	30	30	50	20	50	20	20	\$0	50	\$0	\$0	<u> </u>
Doron	5	0			1.11	- Sec	1999 (1997) <u>- 1997</u> 1999 (1997)						<u></u>	<u> </u>	2			\$0		\$0	in the second	A second second	<u> </u>
Supervision					t					f		i				·	{{	\$0					į
Total Architectural Costs			50	50	50 50	\$0	50	50	\$0	50	50	50	50	\$0	50	\$0	50	50					
Total Survey & Engineering			50	4 <u>*</u>			50		20	50	50	50	\$0	50	\$0	\$0	\$D	50				\$0	
CONSTRUCTION INTEREST & FEES			- <u> </u>	1. C. C. C. C.	h 21													SD.	\$0	\$0			<u> </u>
Construction Loan Interest	S	1	<u> </u>	1	the second s	- <u> </u>	<u> </u>	المستحدث والمسا			1				<u></u>		al and a second s	\$0	\$0	\$D	and the second s		
Origination Fee			<u>+</u>																				,
Credit Enhancement/Application Fee			1	+	+								·······					\$0					
Bond Premium			<u> </u>	<u> </u>	t													\$0					
Cost of Issuance				<u> </u>		······												30					<u>.</u>
Title & Recording	\$4				1						<u>}</u>	J		L/				\$0					,
Taxes					1													\$0					
																		50					
Insurance Employment Reporting				+	+						<u> </u>							\$0					
																		\$0					
Other Construction Int, & Frees: (Specify)				l	t		<u> </u>			l	ł		·	L				\$0					
Other Construction Int, & Fees: (Specify)			50	50			· · · · · · · · · · · · · · · · · · ·			l								\$0					·
Total Construction Interest & Fees PERMANENT FINANCING	\$1		50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0	50	\$0	\$0	\$0	50	50	\$0	\$0	
	· · · · · · · · · · · · · · · · · · ·	1		1	1		- 17 <u>- 1</u>	1	<u> </u>	1.1.1.1.1.1.1.	A. 27	Sec. 19 8 4	1.17 No. 1997 A.	<u>a di si di si di</u>	1.101.101		1	2.99.00	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	2 m - 10 - 10 - 10	and the second	· · ·	h
Losn Origination Fee			<u> </u>	<u> </u>	<u> </u>		<b>_</b> ]			ļ	ļ	J			]			\$0					·
Credit Enhancement/Application Fee	\$(			<u> </u>	ł[													\$0					
Title & Recording	50			ļ	ł								· · · ·					\$0					
Твхез	\$(			<u> </u>	+												Ì	\$0					
Insurance			ļ							I								\$0	50				
Other Perm. Financing Costs: (Specify)	50	2	L	L	1l		[			l	L				]		J J	\$0	\$0	\$0	1	J	i

AHSC R5

Other Perm, Financing Costs: (Specify)

\$0

AHD-HRI S&U Budget

50

50

\$0

AFFORDABLE HOUSING DEVELOMEN	T (AHD)	1. 1. 1. 1. Com		es prábacs - r	- Carlor Area		Serve 15	AHD Res	idential and			s of Funds				والمراجع ومرجع	1. 2. 2. 4. 2	14.64.5	· · · · · · · · · · · · · · · · · · ·	1	Commerc	ial Sources	1
USES OF FUNDS	Total Cost from AHD Dev	AHSC HRI Grant	AHSC AHD	0		6	0	0	c	0	D		D		o	0	Equity investor:	Totaj Residentiaj	Residential Costs	Commercial Costs	Source Name:	Source Name:	Residential Cost Difference
Soft cost in red (lotal AHSC AHD below)	Budget	Grant	Loan										ļ					Sources	Total	Total	oburce Name:	Source Name:	Dev Budget vs. Sources
Total Permanent Financing Costs	\$0		50	5 50	50	50	5	0 50	50 50	50 50	5	0 5	50	\$0	\$0	s	50	S			50	50	
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LEGAL FEES				1.1.1	e este ante a	200 C			Sec. 19 1 Sec.				1.21.21.22.2				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.11	the state of the	1. Sec. 1. Sec	1. Sec. 19	1	
Legal Paid by Applicant	\$0					h								<u> </u>				50					\$0
Other Attorney Costs: (Specify)	\$0			·			ļ	<u> </u>															\$0
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Operating Reserve	\$0																	\$0	D \$0	50			\$0
Replacement Reserve	\$0																	\$0					\$D
Transition Reserve	\$0					·								·				50					\$0
Ciher Reserve Costs: (Specily)	50			· ·		·					<u>}</u>												\$0
Other Reserve Costs: (Specity) Other Reserve Costs: (Specity)	\$0				+		1											50					
Other Reserve Costs: (Specify)	. \$0				1		+	-				1	1					\$0					\$0
Total Reserve Costs	\$0		\$0	\$0	\$0	Sc	s	50	\$0	\$0	\$0.50	5	50	\$0	\$0	5	50					\$0	\$0
CONTINGENCY COSTS	10 A. A.		1.5 ASSA 177	1		1.1.1.5.1.1.1	an and an	Alterta e produce	Art & Bear	200 200 200	Sec. Sec.	<ul> <li>Magnetistica</li> </ul>	Section and	14 M 16 M 13	11 11 11 11 11 11	nu ll'inne	1. S. S. C. S. S. S. S.	180 J. 198	t i the design	19	1. A.		
Construction Hard Cost Contingency	50		l	L	+					ļ	<b></b>	<u> </u>	· ·					\$0					\$0
Son Cost Contensurey Total Contingency Costs	50 \$0		50	50	50	50	50	50	\$0	50	s	sc 50	50	50		s					50		50
DTHER PROJECT COSTS		1. 1. 1. 1. 1. 1.	50	, <b>a</b> ti			3	30	30	30			2000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 10000 - 10000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 -	30	30		y 50	36	50	50		\$0	50
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Capital Fond Marketing	\$0										ļ			<u> </u>				50 50					\$0
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Marvet Study	\$0			1	f	[	<u> </u>		f	f	[	(	(	f		· · · ·	1	\$0					50
*cowaters/Peanthaset	\$0					1												so					50
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Other Costs: (Specify)	\$0			<u></u>								ļ		<u> </u>			1	\$0					\$0
Other Costs: (Specify) Other Costs: (Specify)				{	f	f		·			[		(i	f;				\$0					\$0 \$0
Other Costs: (Specify)	\$0								<u> </u>			<u>+ .</u>		<u> </u>				\$0					\$0
Other Costs: (Specify)	\$0											1						50					\$0
Other Costs: (Specify)	\$0								1									\$0	\$0				\$0
Total Other Costs	\$0		\$0								50					\$0		\$0			\$0	50	\$0
SUBTOTAL PROJECT COST DEVELOPER COSTS	\$0		\$0	SD	\$0	50	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Overhead/Profit	\$0	· · · · · · · · · · · · · · · · · · ·			·				and the second second		<u></u>	1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100	3. <u>21. 19. 27. 2</u> . 2		2.8		\$0	50	\$0	a fill a transform		\$0
Consultant/Processing Agent	\$0			<u>+</u>	†		<u> </u>	1			<u> </u>						<u>+</u>	\$0					50
Project Administration	50																	\$0					50
Broker Fees Paid to a Related Party	\$0																	\$0					\$0
Construction Oversight by Developer	\$0			ļ	+	ļ	ļ	1					L					\$0					\$0
Other Developer Costs: (Specify) Total Developer Costs	50 \$0		50	50	\$0	50					<u> </u>	<u> </u>					<u> </u>	\$0					\$0
TOTAL PROJECT COST	50																				\$0 \$0	\$0 \$0	
HOUSING RELATED INFRASTRUCTURE (H						·	J		·		·								30				30
Sic actuation of HRI schoolst carsonia				<u> </u>	T		r	1						[			11		1				
and tent of ways						·		ļ		ļ		ļ		L				50					
Other Site Acquisition (Specify): TOTAL SITE ACQUISITION (NOT PARKING)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	50	\$0	50	· \$0	· \$0		50	\$0	\$0					
Clearing and Grubbing	<u> </u>	\$0	20	20	\$0	50	20	\$0	\$D	20		50	50	\$0	\$0	50	\$0	\$0 \$0					
Dempilion											·	t						\$0					
Excavation					1													\$0					
Grading (not grading for housing & mixed use structural improvements)					1													\$0	1				
Soil Stabilization (Lime, etc.)				l	t						l						<u>├</u>	\$0					
Erosion/Weed Control					†			t		. · ·								\$0					
Dewatering																	<u> </u>	\$0					
Other Site Preparation (Specify):																		\$0					
Other Site Preparation (Specify):																		\$0					
TOTAL SITE PREPARATION COSTS Sanilary Sewer	- 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950 - 1950	\$0	\$0	SD	\$0	\$0	50	\$0	\$0	\$0	\$0	\$0	- \$0	\$0	\$0	\$0	\$0	\$0 \$0					
Polable Water					<u> </u>		· · · · · · · · · · · · · · · · · · ·							L			├	50 \$0	1				
Non-Potable Water																		\$0					
												·	·		أسبب				-				

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AHD-HRI S&U Budget

AFFORDABLE HOUSING DEVELPMEN	T (AHD)	T						AHD Res			nent Source	ces and Us	<u>C5 1 114</u>	A second day of the	and the second					1	Commer	ial Sources	
	Total	1	1	and the second		1 1000000	1	T AND Resi		Thur enna			i de la servició de l En esta de la servició	2010-0408-001-02	The second s		T		· · · · · · · · · · · · · · · · · · ·		Comment	ial Sources	Residentiai
USES OF FUNDS	Cost from AHD Dev	AHSC HRI	AHSC AHD	0	D	0	0	o	0	•	0	0	0	o	0	0	Equity Investor:	Tota) Residential	Residential	Commercial Costs	Source Name:	Source Name;	Difference
Soft cost in tel (IoIa) AHSC AHD below)	Budget													· .				Sources	Total	Total		Douter Harnet	Dev Budget vs. Sources
Storn Drain	·	<u> </u>		1														50		1000	J		1
Detention Basin/Culverts							1								1			50	ส				
Join! Trench:		1				+												\$0	1				
Other Site Utilities (Specify):			<u> </u>			1												\$0	5				
TOTAL SITE UTILITIES COSTS	a gua contrata	\$0	\$0	0 \$	0 5	0 \$0	50	\$0	\$0	\$0	50	. 50	\$0	50	50	5	0 50						
Aggregale Base		1	1		1	1	1					1			1			\$0	5				
Asphalt Pavement												•						50	7				
Curb, Guller, Sidewalk											-				1			\$0	7				
Street Lights																		\$0					
Striping/Signage/Barricades																		. \$0					
Troffic Milgotion		ļ	l			+						l			Į			\$0					
Other Surface Improvements (Specify):																		\$0					
TOTAL SURFACE IMPROVEMENTS COSTS	S	\$0	\$0	0 <b>\$</b> 1	0 51	0 \$0	50	\$0	50	50	\$0	50	50	sc	50	5	0 \$0	50					
Urbon Greening (Specify): Urbon Greening (Specify):			·													~~~~		50					
Urban Greening (Specify): Urban Greening (Specify):			<u> </u>	1	1	1	t			l					+		11	\$0 \$0	9				
Urban Greening (Speciay):		t	1	1		+				<u> </u>					·{		+	\$0	3				
TOTAL URBAN GREENING		50	50	5 SI	D . \$1	50	\$0	\$0	50	\$0	50	50	\$0		50	5	o \$0	\$0					
Irrigation	<u> </u>				*				30	***	30	1	**		**			\$0	1				
Concrete Work		1	1	1	·†~	·	1				<u> </u>				1		1	\$0					
Landscaping				1		-h	t								1		1	\$0					
Playground Facilities and Tot Lots		· · · · ·	1	1	1	1									1			\$0					
Walking/Bike Path			1	1		1										-	1	\$0					
Drinking Fountains														··· _ ·· _ ·· ·	-		1	\$0					
Structures				1		1	1					1						\$0	1				
Liphling																		\$0	1				
Open Space																		\$0					
Other Landscape and Amenilles (Specify):			L															\$0					
TOTAL LANDSCAPE AND AMENITIES	1. <u>1. 1</u> . 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	50	50	50 50	0 50	n \$0	50	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0	54	50 50						
Welland Miligation												· · ·						\$0					
Endangered Species	·····														·····			50					
Tree Miligation Environmental Remediation							ļ				-	<u> </u>						\$0	4				
Cther Env, Milgaton/Remediation (Specify):																		\$0	-				
TOTAL EIV, MITISATION/REMEDIATION		50	50		o sc	50 50	50	50	50	50	50	\$0	50	\$0	50	51	50	\$0 \$0	í				
Residential Parking Structures					·			\$0	30		50	+0				31		\$0	-				
Grading	······	······																\$0	-				
Foundation Work			l	<u> </u>		1												\$0					
Site Work				1	1													\$0	{				
Other Replacement Parking Costs (Specify):														·····				\$0	1				
Other Replacement Parking Costs (Specify):				1												·		\$0					
TOTAL REPLACEMENT PARKING COSTS	1920 av	\$0	\$0	50	D 50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0	50	\$0	\$0					
Residential Parking Structures																	1	\$0					
Grading																		\$0					
Foundation Work																		\$0	]				
Site Work														·····				\$0					-
Other Residential Parking Costs (Specify):			J	I		L												\$0					
Other Residential Parking Costs (Specify):		f	[		<u></u>	1	[										1	\$0					
TOTAL RESIDENTIAL PARKING COSTS	and the second	\$0	\$0	\$0	. \$0	50	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0					
Access Plazas Pathways				ļ	+		ļi								┟丨			\$0					
Bus Shellers					1.	<b>↓</b>												\$0					
Transil Shellers				<u> </u>	+	1							<u> </u>	~			+	50					
Pedestrian Facilities	······				<u> </u>	11								·		, ,,	+	50 \$0					
Bicycle Facilities				<u> </u>	+	† . — —									<u> </u>		<u> </u>	\$0					
Other Transit Costs (Specify):				1	- <u> </u>	†												\$0					
TOTAL TRANSIT COSTS		\$0	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0	\$0	\$0	50	50	\$0	50	\$0					
Drainage				1	1	1			ñ									50					
Parks & Recreation				1	1	1 1									11		1	50					
Streets/Signals					T	1											1	\$0					
Tralic Fees																	1	\$0					
Wasle Water					1										· · · ·		1	\$0					
Waler Facility							7							-		·	1	\$0					
Other Impact Fees (Specify):														~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				\$0					
Other Impact Fees (non-AHSC eligible)																		\$0	1				-
TOTAL IMPACT FEES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	sa	50	\$0					
Engineering				L	L.,												1	\$0	]				

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AHD-HRI S&U Budget

USES OF FUNDS Total Cast from AHSC HRI AHD Dev Grant	AHSG AHD	1			í		Y	7	1	1		1									
Soft cost in red (lotal AHSC AHD below) Budget	Loan	D	D	o	o	0	0	0	D	ņ	0	0	0	٥	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name:	Source Name:	Residential Cost Difference Dev Budge
\$0			1														Total	Total			vs. Sources
Design				•												50	1				
Contractor Fee																50					
Other Soft Costs (Specify):										{						50	]				
TOTAL SOFT COSTS	\$0 \$0	\$0	\$0	\$0	\$0	\$0	· 5	0 \$0	\$0	\$0	\$0	SD	\$0	\$0	\$0	\$0					
Employment Reporting																SO					
Other Costs (Specify):																\$0					
Other Costs (Specify):																\$0	] ;				
TOTAL OTHER AGGET COSTS	\$0 . \$0	. \$0	\$0	\$0	\$0	\$0	5	0 50	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0					_
HRI TOTAL PROJECT COSTS	\$0 \$0	50	\$0	\$0	50	\$0	5	0 \$0	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	a
AHD TOTAL PROJECT COSTS	50 50	50	50	50	50	50	S	0 \$0	50	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0	\$1	0
TOTAL AND & HRIPROJECT COSTS	50 50	50	\$0	\$0	\$0	10		0 50	\$0	50	5	SD	\$0		\$0	50	SD.	\$0	5	\$	0

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AHD-HRI S&U Budget

Project Name:			County:	Proier	ct's Pronos	ed Tax Cre
		Γ			CD Phase:	Origin
Unit Size	TCAC Threshold Basis Limits		I	nber of Units		Bas
						Number
SRO/Studio				0		. 4
1 Bedroom 2 Bedrooms				0		
· 3 Bedrooms				0		
4+ Bedrooms	· · · · · · · · · · · · · · · · · · ·			0		
Number of Manager Unit	s in Project:	OTAL UNITS:		0		
			AL UNADJUSTED TH	IRESHOLD BASIS LI	MIT (TBL):	\$
TBL ADJUSTMENTS	10327(c)(5)(A-F): (a) - (e) below cal				Yes/No	
	e or part out of public funds subject to		CONTRACTOR OF THE OWNER OWNER OF THE OWNER OWNE			
	ages or financed in part by a labor-affil					\$
	s who are paid at least state or federa		-			
	(1) they are subject to a Project labor					
	Code, or (2) they will use a skilled and ode to perform all onsite work within a			•		\$
construction trades.	•	an apprentice	able occupation in	The building and		
(b) New construction Pi	oject required to provide parking bene			nder" parking) or		ţ
through construction	n of an on-site parking structure of two	o or more leve				
	care center is part of the developmer		(0)()			\$
	ercent of the units are for Special Nee	and the second se		108()		\$
(e) Project where at lea	st 95% of the Project's upper floor uni	its are service	ed by an elevator. (	10%)		\$
(f) Project applying und	der §10325 or §10326 of these regulat	tions that incl	ude one or more of	the features below.	1	ş
(up to 10%)						4
	ve onsite renewable generation estimated t					
	able roof area of the Project structures, inc se, then the Project shall have onsite renew					
	of area. Available solar accessible area is d					
roofs, equipment, s	olar thermal hot water and required local or					
Project not availing	itself of the 90% roof area exception may					
				graph (2) only if the		
renewable generati	on used to calculate each basis increase d			graph (2) only if the		*
(2) Project shall ha	on used to calculate each basis increase d ve onsite renewable generation estimated t	oes not overlap to produce 75%	o. (5%) or more of annual co	ommon area electricity		
(2) Project shall have use. If the combine	on used to calculate each basis increase d ve onsite renewable generation estimated t d available roof area of the Project structur	oes not overlag to produce 75% res, including c	o. (5%) o or more of annual co arports, is insufficient	ommon area electricity for provision of 75%		
(2) Project shall have use. If the combine to f annual electricity solar accessible roots	on used to calculate each basis increase d ve onsite renewable generation estimated t d available roof area of the Project structur use, then the Project shall have onsite ren	oes not overlap to produce 75% res, including c newable genera	o. (5%) or more of annual co arports, is insufficient tion based on at lease	ommon area electricity for provision of 75% 90% of the available		
(2) Project shall have use. If the combine of annual electricity solar accessible row roofs, equipment, s	on used to calculate each basis increase d ve onsite renewable generation estimated t d available roof area of the Project structur	oes not overlap to produce 75% res, including c newable genera defined as roof	o. (5%) or more of annual co arports, is insufficient tion based on at leas area less north facing	ommon area electricity for provision of 75% 90% of the available roof area for sloped		
Trenewable generati           (2) Project shall have use. If the combine of annual electricity solar accessible row up roofs, equipment, solar accessible row project not availing	on used to calculate each basis increase d ve onsite renewable generation estimated t d available roof area of the Project structur use, then the Project shall have onsite ren of area. Available solar accessible area is d olar thermal hot water and required local o itself of the 90% roof area exception may	to produce 75% res, including c newable genera defined as roof r state fire depa also receive ar	<ul> <li>b. (5%)</li> <li>b. or more of annual co arports, is insufficient tion based on at leas area less north facing artment set-backs and increase under parage</li> </ul>	ommon area electricity for provision of 75% 90% of the available roof area for sloped access routes. A		
Trenewable generati           (2) Project shall have           use. If the combine           of annual electricity           solar accessible row           roofs, equipment, s           Project not availing           renewable generati	on used to calculate each basis increase d ve onsite renewable generation estimated t d available roof area of the Project structur use, then the Project shall have onsite ren of area. Available solar accessible area is d olar thermal hot water and required local o itself of the 90% roof area exception may on used to calculate each basis increase d	oes not overlap to produce 75% res, including c newable genera defined as roof r state fire dep also receive ar loes not overlap	<ul> <li>b. (5%)</li> <li>b. or more of annual control arports, is insufficient tion based on at least area less north facing artment set-backs and increase under paragologo. (2%)</li> </ul>	ommon area electricity for provision of 75% 90% of the available roof area for sloped laccess routes. A graph (1) only if the		
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	HCD 2019 I	Developer Fee Ca	lculat	tor - revised 8/7/19 (complete Y	ELLOW shaded	cells)	
Project Phase:	Origination	Proposed Project	·····		LELOW Shaded		
Project Name:	····	-					
Project's Deve	eloper Fee Summary (S	SEE INSTRUCTIONS	ABOVE	J	HCD Limit	Project Amt.	
Max Total I	Developer Fee - 2d				\$0	\$0	
Max Develo	oper Fee payable from	development funding	g sourc	ces - lesser of 1h & 2d	\$0	\$0	
Deferred D	eveloper Fee payable	on a priority basis fro	om ava	ilable Cash Flow	\$0	\$0	
Deferred D	eveloper Fee payable	exclusively from Spo	nsor D	istributions - 2h	\$0	\$0	
		r Actual Developer F		\$0			
	Developer Fee	Contributed as Capit	tal		Deferred L	eveloper Fee	
Section 1. UMR	§8312(c)(1) - for all 4% P	rojects (project costs p	er TCA	C 9% rules)			
a. Project's type	e of construction:			Number of Affordable Tax Credit Units	0		\$2,000,000
b. Project's Elig	ible Basis (exclude Develo	per Fee)			\$0	x 15% =	\$0
c, Basis for Nor	n-Residential Costs (Comm	nercial - exclude Develope	er Fee)		\$0 ·	 x 15% =	\$0
d. Max develop	per fee that could be inclu	ıded in project costs ur	nder 9%	rules - lesser of 1a or (1b +	1c):	· ·	\$0
High Cost Test	Adjustment - New Const	ruction only §10327(c)(2	2)(A)			\$0	
e. Total Adjuste	ed Threshold Basis Limit - §	§10327(c)(5)					\$0
f1. Total Eligible	Basis - §10327(c)(2)(A)	\$0		ible Basis reduced to reflect ex cess of TCAC cash out thresh		- f1 - f2 + f3	\$0
f2. Developer F	ee in Eligible Basis		nount o	f DF in EB inc. in high cost test	using 4% rules	\$0	
g1. High Cost Te	est Factor	Das 0.000% 200.0		\$2.5M + \$10,000 per affordable	g2. (200.0% + 100		150.000%
	eveloper Fee payable fro	m development funding	source	es - UMR §8312(c)(1)			\$0
							<u>`</u>
		· · ·	-	ole Basis under TCAC 4% rule	es		
	per Fee allowed in Eligib						
	-	d Eligible Basis (exclude	Develop	per Fee) - §10327(c)(2)(B)(i)	\$0	x 15% =	\$0
<ul> <li>b. Not Applicab</li> </ul>					\$0	x 15% =	\$0 .
c1. Not Applicab							
c2. Not Applicab	le						,
c3. Not Applicab				•			
c4. Not Applicab	le				\$0	X 5% =	\$0
d. Maximum D	eveloper Fee in Eligible I	Basis under 4% rules §8	312(c)				
	per Fee per §8312(c)						
		-	asis un	der 4% rules total UMR §831	2(c) (2d)	\$0	
Ű	ted or Actual Developer Fe			Sum of Deferred and		\$0	
	eveloper Fee paid from Dev	•		Contributed Developer Fee	\$0	\$0	
j. Deferred De	eveloper Fee payable on a	a priority basis from ava	ilable (	Cash Flow - UMR §8312(c)(2)	<u></u>	\$0	
Section 3. UMF	R §8312(a) Instructions;	Complete the yellow, sha	ded cell	s - choose only one in the 'A', '	B' or 'C' sections	3.	
a. <u>New constru</u>	uction and substantial rel	nab projects UMR §8312	2 <u>(a)(1)</u>				
a1. Number of u	inits (include manager's uni	t)		0			
a2. First 30 units	s at:	\$27,000 each			- \$-	•	
a3. Units in exce	ess of 30 at:	\$10,500 each		•	\$ -		
a4. Total (a2	2 + a3)		•			- \$~	
b. <u>Acquisition</u>	and rehab projects UMR	<u> </u>		, , , , ,		*********	4
with constru	ction cost for rehab work (e	excluding contractor profit	and ove	erhead) between \$10,500 - \$37	,000 per unit		
b1. Number of u	inits (include manager's uni	t)		0			
b2. First 30 unit	s at:	\$12,000 each	-	· · · · · · · · · · · · · · · · · · ·	- \$ -		
b3. Units in exce	ess of 30 at:	\$5,500 each			\$-		
b4. Total (b2	2 + b3)					- \$ -	
c. All other pro	ojects UMR §8312(a)(3)					· ·	
c1. Number of u	units (include manager's uni	it)		0			
c2. Total at:		\$2,000 per uni	t -		-	\$ -	
d. <u>Sponsor ca</u> p	oital contribution of funds	or real property UMR §	\$8312(d	2		\$0	
e. Maximum a	llowable Developer Fee (a	a4. b4 or c2: plus d)				- <u> </u>	

27.2.7	and the second second	an an that the second	and a star star and a star and a	Sustainable					(STI)	PIN		- <u></u>				are, there	-
	Project No-	•	Detaf D	ecription	1992	STI Project	Address		ity	Zip	Count	v 1.~	1.00	Census	T A	APNs	<u>.</u>
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STI#1																	
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STI #2																	
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STI #3													F		- <u> </u>		_
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Safe		BF) 1 Linear M Walkwavs - Ie	files: BF1 Ty ength (in feet) of new			ity 2 Linear M		BF2 Ty t Routes Im		Bil	e Facility Added			BF3 ansit Service	Type:		
Ente	r#and Cr	osswalks	AHSC Funds	Over	crossin	gs AH	SC Funds		ίι	ndercross	ings	AHSC			1	•	
each	ount for Rail (	Shuttles	SC Funds AHSC Funds	Street Cars Vans		HSC Funds		Total I	New Veh	AHSC Fu		AHSC	view Ve	nicle Fundin	3	\$0	
	- 1 · · · -			STI Eligible								anha		ublic t "		. 0) 1	5
			ements in the STI bu etwork (includes publi							neeting th	e §102(c)	or (d) tra	nsit req	uirements.		, 2)	_
(ii) T	otal amount of e	ligible STI soff	costs cannot exceed	30% of the total A	HSC Pr	ooram awar	1.	·		Budg \$	jeted 0	Co	st Cap \$0	Ov	erage \$0	0	k
(iv) 7	fotal amount of	Activity Deliver	y Costs associated w					ot exceed	10% of	\$			\$0		\$0	0	
	costs associated Capital Project c		tal Project. that are required as a	a condition of local	approva	al for the STI	?	lf Yes, upic	ad docu					İ			
	ST File:		Project Costs	Documentation sho						tion of loca	I approval	for the	STI	File Uplo	aded?		-
§103	B(c) We certify th	ne AHSC STI f	unded cost do not inc	lude any of the foll	owing in	eligible cost	s:	i		······································						0	<u>K</u>
(1) C awa		gible if there is	another feasible, ava	ilable source of co	mmitted	funding for t	he STI por	tion thereo	f to be fu	nded by A	HSC or if t	he cost	is incurr	ed prior to th	e AHS	ic	
			ions of transportation y housing programs;	infrastructure (incl	uding tra	ansit fleet, no	t including	AHSC fun	ded trans	sit service	expansion	);					
(4) (	Ongoing operation	onal costs bey	ond the term of the gr														
(5) F	Il costs associa	ted with autom	iobile or motorcycle p	arking (excluding e		TI Grant Te			14 (34.193) 14 (34.193)	an taka pa		aanse b	en ante	1.2 generations	e site?		
			ot result in a profit that		mercial	ly reasonable	e range for	other impr									<u>.</u>
			rogram grant funds w Program award of fund											ndard Agree	mentii	n the	
	Ve acknowledge ursement.	e if the STI Pro	ject includes multiple	phases or develop	oments,	all entitiemer	nts and cor	nstruction fi	unding co	ommitmen	ts for the f	irst phas	e must	be received	prior to	'	-
					11111112	STI Thresh					0.02763		1963	ang dan di	a		
(7) S #	Committed		mitments (EFC): see .		an exp	lanation of E		Funding C	ommitme				T				_
EFC #	by Full App	Commitment Date	Source (listed in order o		Sou	ігсе Туре	Lien No.	Amoun			rest Rate		Term of mo	(# Requ os.) Debt Si		Balloo ?	n
1	Deadline? Yes		AHSC ST	T Grant	St	ate-HCD			Ra		Туре						
2																	
4				····	<u> </u>												
5											<u></u>						
7			· · · · · · · · · · · · · · · · · · ·		1								1				_
8 9				· · · · · · · · · · · · · · · · · · ·	<u> </u>			•			·						
10	\$0 <tot< td=""><td>al Committed I</td><td>Non-AHSC STI Funds</td><td>s TOTAL (mus</td><td>sterus</td><td>I STI Budge</td><td>t Amount</td><td>\$0</td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tot<>	al Committed I	Non-AHSC STI Funds	s TOTAL (mus	sterus	I STI Budge	t Amount	\$0	-								
Prov			r extraordinary circum						osts and	provide a	justificatio	n as to v	vhy thes	e costs are	reasor	able.	
	07 51					ollon for the	0 4110	C OTI fund		mites auto:			T	Tiles Links			
	ST File: A) We acknowle		C STI2; EFC STI3; e								ents must	be attai	ned by i	Files Uplo nitial disburs		of	-
grar NEF	nt funds. PA: Us Federa	funding prope	osed that will trigger N	FPA requirements	?					If Yee	enter date	of "Au+	nority to	Use Grant F	unde"	rl	
CEC	A: Project a	pproved "by-rig	ght"? Is Projec	t Categorically Exe	mpt?		ve Declara		l		-inal EIR D	Date:				L	
Disc	cuss below any	special NEPA	and/or CEQA Special	Circumstances or	exempt	lions and pro	vide estima	ated/actual	complet	on dates o	of all neces	ssary en	vironme	ntal clearan	ces.		
				•													
	AST File:		nmental Copy of al Ise Grant For NEPA									is of the		File Uplo			
	ST File:	Fund	issuance o	of the HUD form.					_					File Uplo			
			nd status of all discre d for to the appropriat							ew, require	ed to comp	lete eac	h STI P	roject that h	ave be	en	
[		Agency / Issue		Land Use Appro			roval Type	T			· · ·	Comn	nents				
L	-			Date													_

·····		Sustainable Tr	ansportation Infras	tructure (STI)	PIN		
· · · · · · · · · · · · · · · · · · ·			,		· · · · · · · · · · · · · · · · · · ·	·····	
			· · · · · · · · · · · · · · · · · · ·			·····	
	t or Developer of Project have Site C (See Site Control in Appendix A):	ontrol for each STI Proj	ect? If yes, enter site con	trol form and the m		the second s	A)
If leasehold estate		stricted land value?	Is acquisition cost	\$0 in Dev. Budget?	Most recent document exect Prepaid lease loan	used? If so answer	(a-c)
	t based on the Present Value of leas		er requesting Res. Receip				
	al circumstances, e.g. if there are mu	ultiple STI projects provi	de site control information	for each.	· · · · · · · · · · · · · · · · · · ·	·····	
							÷
		•					
FAAST File:	STI Site Control		entation to demonstrate the			Files Uploaded?	L
the applicant during Agency non-applica	st demonstrate prior experience by p g the ten years preceding the applica ant so long as the applicant can prov hich funding is sought.	tion due date. May dem ide an executed agreen	nonstrate the requisite exp	perience by using p	ast experience of work completed o on Agency for the completion of the	f a Locality or Transp	portation
Project Name	STI	Past Project #1			STI Past Project #2		
Development		<u> </u>					
Entity Completion Date						·····	
Completion Date					,		
Brief Description						•	-
FAAST File:	Past Exp STI1, Past Exp STI2				a public entity, an executed oletion of similar infrastructure	Files Uploaded?	
in the second se	of the application date, the applicants			· · · · · · · · · · · · · · · · · · ·	action in the state or federal courts.	· · · · · · · · · · · · · · · · · · ·	
	construction of the project has not c of will not result in the loss or converse				or other uses according the Dept. of	Conservation's	
Farmland Mapping	and Monitoring Program (FMMP) we	ebsite?		•	or other about about any the pope, or	- Conservation o	-
If "Yes", provide do FAAST File:	cumentation the STI Project site is n		d as agricultural land per t e is not within land design		land per EMMP tool	File Uploaded?	1
	e that the AHD Project site qualifies			uted do agnotitula		The opioaded?	l
FAAST File:			xemption to the FMMP de (as defined in Appendix A		emonstrate that the STI site	File Uploaded?	
	by a local public works department, of applicable local rules, regulations, con	or other responsible loca	al agency is required for th	e Project, provide o	document below. I certify that the S	TI improvements are	,
FAAST File:	STI Local Approvals	Statement from ent		ital Project is consis	stent with all applicable local rules,	Files Uploaded?	[]
of equal or greater displaced residents residential dwelling demolished within t	t involves demolition of existing unit affordability, and equal to or greater s. These no net loss requirements (§ units affordable to lower income hou the five year period preceding the ap or rehabilitation of existing affordable	s affordable to lower inc than the number of the ( 106(a)(20)(C)) apply wh iseholds currently exist ( plication. Explain below	come households, the app demolished affordable uni ere an STI Project is prop or where there have been how this requirement is sa	lication must demo its located within co osed on any prope dwelling units restr	nstrate the replacement of demolish mparable access to transit and inclu rty which includes a parcel or any po icted to lower-income households w	ude first right of retun ortion of a parcel on v which have been vac	n to which ated or
			· .		·		
Please provide the	actual or anticipated completion date	e for the following perfor	STI Milestones	annlicable Canit	al Project. If a milestone is not son	cable to a Conital De	olect
please enter "N/A"					· · · · · · · · · · · · · · · · · · ·	•	
completed. For the Project, please ind							
	ilestone Schedule agreement between the Recipient an	d doveloper of the pro-	and development details	a the terms and	nditions of the Project development		Date
	(s) by proposed developer.	a developer of the propo	used development detailin	ig the terms and Co	namons of the Project development	L	·
Completion of all n	ecessary environmental clearances,		under CEQA and NEPA	•	······································		
	ssary and discretionary public land us al Construction Drawings and Specifi		te local permitting authorit	v			
Commencement o	f construction.			J.	······································		
Construction comp Program funds fully	letion and closeout.						
r rogram runds tully		· · · · · · · · · · · · · · · · · · ·		-	Have all milestone dates be	en entered above?	
	· · · · ·				······································		

STI

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If proposing multiple distinct STI Capital Projects, prov	ide detail for eac	ch Project in se	parate budgets	below. Amoun				n. The sum will	be used to det	ermine the tota	I STI funds reque	sted and cost cap.
	a provinsi se		<u>. (* 1966)</u>	<u>n de seletet des b</u>	ALL	FUNDING SOU	RCES	<u>i per si dan per d</u>	<u>i di sanjadi</u>	<u>y Bershillerin in</u>	in het transminist til	
Cost Category	AHSC STI Grant	0	O	O	O	D	D	0	0	0	Sources Total	Comments
· · · · · · · · · · · · · · · · · · ·	······		4	STI	BUDGET #1 -	· · · · · · · · · · · · · · · · · · ·						
Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project					<u></u>		·		L		\$0	
Other Soft Costs (Specify):						ļ	ļ				\$0	
Other Soft Costs (Specify):			l	· · · · · · · · · · · · · · · · · · ·			ļ	· · · · · · · · · · · · · · · · · · ·	<u> </u>	+	\$0	
Other Soft Costs (Specify):									. <u>.</u>	+	\$0 \$0	
Other Soft Costs (Specify):			+0	<u> </u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
Total Soft Costs	\$0	\$0	\$0	\$0		\$U	\$U	\$0	\$0		\$0	
Clearing and Grubbing Demolition				· · · · · · · · · · · · · · · · · · ·						+	\$0	
Grading										+	\$0	
Soil Stabilization (Lime, etc.)	<u>  </u>		<u> </u>				<u> </u>		+	+	\$0	
Erosion/Weed Control			<u> </u>							-	\$0	
Dewatering	[ ]			[ · · · · · · · · · · · · · · · · · · ·	1	1			1		\$0	
Other Site Preparation (Specify):						-					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement		·			l		·			+	\$0	
Sidewalk, Curb and Gutter			ļ	ļ					· · · · · · · · · · · · · · · · · · ·		\$0	
Street Lights								·			\$0 \$0 ·	
Striping/Barricades (Bicycle Facilities)					· · · · · · · · · · · · · · · · · · ·						\$0 -	
Signage Crossing and Traffic Signals	·									+	\$0	
Roundabouts, median islands or curb extensions					+						\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements (Specify):			1						1		\$0	
Other Complete Street Improvements (Specify):		·····									\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)								•			\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure				·		·				<b> </b>	\$0	
Seating/Benches			ļ	ļ		ļ	ļ		ļ	·	\$0	
Bus/Transit Shelters					l	<b> </b>				+	\$0	
Venicles Other ITS Technology					<u> </u>			· · ·	ļ		\$0	
Other Transit and Station Areas (Specify):				<u> </u>						+	\$0 \$0	
Other Transit and Station Areas (Specify): Other Transit and Station Areas (Specify):		- <u>-</u>	+		}				<u> </u>	·	\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify):		Ψυ	40		<del>, , , , , , , , , , , , , , , , , , , </del>		***	<u></u>			\$0	
Urban Greening (Specify):								·····		+	\$0	
Urban Greening (Specify):									1	†	\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee						<u> </u>			<u>*-</u>	1	\$0	
Provide Name of Impact Fee										1	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):		•••• · · · · · · · · · · · · · · · · ·						······		1	\$0	······································
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 .	\$0	•

#### Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

AHSC R5

STI S&U Budget

Sustainable Transportation	Infractructure (CT)	Cources and lless I	Pudgot DIM
Sustamable mansportation	innastructure (on	jources and uses i	Judger Fill

If proposing multiple distinct STI Capital Projects, prov	ide detail for eacl	h Project in se	parate budgets	below, Amoun	ts from each bi	idget will autosi	um at the bottor	n. The sum will	be used to dete	rmine the tota	I STI funds request	ed and cost cap.
	1925 Andrew State		Vilense Kalendaria	ing and the second	Alexandra ALL	FUNDING SOU	RCES	an the second state	in and suggiful maker	وأحصفك فالقبار يمرق	6809303000	
Cost Category	AHSC STI Grant	0	0	0	0	o	0	0	0	0	Sources Total	Comments
ransit Operations for service expansion §103(a)(3)(A)(v)			Contraction of the local distance of the loc								\$0	
Employee Reporting	·····					· · · ·					\$0	
Other Capital Asset Costs (Specify):		**************************************									\$0	
Fotal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraord	inary circumstance	es that have res	sulted in higher th			le a justification a	as to why these c	osts are reasona	ble.			
				STI	BUDGET #2 -							
Environmental review/studies								· · ·			\$0	
Plan Specification and Estimates	ļ		ļ	· · · · · · · · · · · · · · · · · · ·				-			\$0	
Right of way support costs	<u> </u>										\$0	
Site or right of way acquisition for Cap. Improvement Project	<u> </u>							·			\$0	•
Other Soft Costs (Specify):	<u> </u>				l	·					\$0	
Other Soft Costs (Specify):	I [		L	· · · · · · · · · · · · · · · · · · ·			l			·	\$0	
Other Soft Costs (Specify):	L										\$0	
Other Soft Costs (Specify):	ļ										\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control										·	\$0	
Dewatering	1										\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer	1		<u> </u>	· · · · ·							\$0	
rrigation											\$0	
Storm Drain											· \$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):	1									······	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base										·	\$0	
Asphalt Pavement	+										\$0	
Sidewalk, Curb and Gutter	<u> </u>		<u> </u>								\$0	
Street Lights										·	\$0	
Striping/Barricades (Bicycle Facilities)										· · · · · · · · · · · · · · · · · · ·	\$0	
Signage	<u> </u>		<u> </u>								\$0	
Crossing and Traffic Signals				······································						······	\$0	
Roundabouts, median islands or curb extensions	<u>├</u> ───┤-									· · · · · · · · · · · · · · · · · · ·	\$0	
Other traffic calming surface improvements	<u>├</u>										\$0	
Other Complete Street Improvements (Specify):	<u>├</u>									·	\$0	
Other Complete Street Improvements (Specify):	<u>├</u>		<u> </u>								\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	¢0	\$0	
Striping/Barricades (for dedicated bus lanes)	\$U	<del>ک</del> ور	<u>۵</u>	ΦU	οų	<u>۵</u> ۵	<u>φυ</u>	<u>پ</u> 0		\$0		
Sidewalk, Curb and Gutter	╂									·····	\$0	
	┨─────┤-										\$0	
Street Lights	<u>├</u> ├-				l						\$0	
Signage	<b>↓</b> ↓_									······	\$0	•
Signaling Prioritization Technology			·								\$0	
Boarding infrastructure	↓↓_										\$0	
Seating/Benches	ļ						· · · · · · · · · · · · · · · · · · ·				\$0	
Bus/Transit Shelters											\$0	
/ehicles	L				· · · · · · · · · · · · · · · · · · ·						\$0	
Other ITS Technology	· · · ·										\$0	
Other Transit and Station Areas (Specify);											\$0	
Other Transit and Station Areas (Specify):											\$0	
otal Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Irban Greening (Specify):												

AHSC R5

STI S&U Budget

### Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

If proposing multiple distinct STI Capital Projects, provi			P	· · · · · · · · · · · · · · · · · · ·		FUNDING SOUI			- 1 K		1 10 801 1	
Cost Category	AHSC STI	francia harri el po	e en l'artic des des L	1999-1999-1999 	1			eta de la presión	renter i de la compañía I	is proper service periods	<u>0</u>	Comments
	Grant	0	• 0 •	. 0	0	.0	0	0	0	0	Sources Total	oonninanto
ban Greening (Specify):											\$0	
ban Greening (Specify):											\$0	
otal Urban Greening	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	
rovide Name of Impact Fee						*					\$0	
rovide Name of Impact Fee											. \$0.	
otal Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ther Activity Costs (Specify):				1							\$0	
ther Activity Costs (Specify):								· .			\$0	
otal Activity Delivery Costs	\$0	\$D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ransit Operations for service expansion §103(a)(3)(A)(v)											\$0	
mployee Reporting											\$0	
ther Capital Asset Costs (Specify):				1						1	\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal STI #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
rovide Urban Greening Details and explain unusual or extraordi	inary circumstanc	es that have res	ulted in higher ti	han expected pro	ject costs; provid	le a justification a	as to why these o	osts are reason	able.			
:				* .								
	······			STI	BUDGET #3 -							
nvironmental review/studies			1	I					ļ		\$0	
lan Specification and Estimates											\$0	
ight of way support costs	· .										\$0	
ite or right of way acquisition for Cap. Improvement Project											\$0	
ther Soft Costs (Specify):									·		\$0	
other Soft Costs (Specify):											\$0	
ther Soft Costs (Specify):					•						\$0	
ther Soft Costs (Specify):											\$0	
otal Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
learing and Grubbing											\$0	
emolition											\$0	
rading											\$0	
oil Stabilization (Lime, etc.)											\$0	
rosion/Weed Control											\$0	
ewatering											\$0.	
ther Site Preparation (Specify):											\$0	
otal Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.	\$0	\$0	\$0	
anitary Sewer											\$0	
rigation					1						\$0	
torm Drain											\$0	
etention Basin/Culverts	+			1	1		1			1	\$0	
ther Site Utilities (Specify):				1					1		- \$0	
otal Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ggregate Base			·····	T	†	······································		•-	· · · · ·	····	\$0	
sphalt Pavement	j			1	1		i		1		\$0	
dewalk, Curb and Gutter	[			1					[		\$0	
ireet Lights											\$0	
triping/Barricades (Bicycle Facilities)	tt			1		L				1	\$0	
	<b>├───</b>						<u>├</u>				\$0	
dnade	[						[				\$0	
				t	[						\$0	
rossing and Traffic Signals				-							\$0	
rossing and Traffic Signals oundabouts, median islands or curb extensions											\$0	
ignage rossing and Traffic Signals oundabouts, median islands or curb extensions ther traffic calming surface improvements ther Complete Street Improvements (Specify)							l.		1	1	ຸ ພາ	
rossing and Traffic Signals oundabouts, median islands or curb extensions ther traffic calming surface improvements ther Complete Street Improvements (Specify):							1			1		
ossing and Traffic Signals oundabouts, median Islands or curb extensions ther traffic calming surface improvements ther Complete Street Improvements (Specify): ther Complete Street Improvements (Specify):		¢0	¢0		¢0	to.	<u>+0</u>	¢^	<u>ėn</u>	¢0	\$0	
rossing and Traffic Signals oundabouts, median islands or curb extensions ther traffic calming surface improvements ther Complete Street Improvements (Specify): ther Complete Street Improvements (Specify): otal Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
ossing and Traffic Signals oundebouts, median islands or curb extensions ther traffic calming surface improvements ther Complete Street Improvements (Specify): ther Complete Street Improvements (Specify): otal Complete Streets Improvements - Construction riping/Barricades (for dedicated bus lanes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0 \$0	
ossing and Traffic Signals undabouts, median islands or curb extensions her traffic calming surface improvements her Complete Street Improvements (Specify): her Complete Street Improvements (Specify): tal Complete Streets Improvements - Construction oping/Baricades (for decicated bus lanes) fewalk, Curb and Gutter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0 \$0 \$0	
ossing and Traffic Signals undabouts, median islands or curb extensions her traffic calming surface improvements her Complete Street Improvements (Specify): ner Complete Streets Improvements - Construction iping/Barricades (for dedicated bus lanes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0 \$0	

AHSC R5

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STI S&U Budget

If proposing multiple distinct STI Capital Projects, provi	de detail for and	h Project in st	aparate hudgete	below Amour	te from each h	doot will autoo	im at the hoffe	m The sum will	he used to det	arming the top	al STI funde request	ed and cost can
in proposing multiple distinct STr Capital Projects, provi	de detail foi eac	n riojeci ni si	sparate buugets	DEIOW. ADIOUI		FUNDING SOUI		in, the sum will	be used to bed		ai S IT funds request	eu and cost cap.
Cost Category	AHSC STI Grant	0	0	0	0		0	0	0	0	Sources Total	Comments
oarding infrastructure								1			\$0	
ating/Benches			+								\$0	
s/Transit/Shelters		·	1	1						1	\$0	
hicles				1							\$0	
her ITS Technology											\$0	
ner Transit and Station Areas (Specify):										1	\$0	
ner Transit and Station Areas (Specify):				· ·							\$0	
tal Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ban Greening (Specify):								1		1	\$0	
ban Greening (Specify):			1	1				1	1	1	\$0	
ban Greening (Specify):				1						1	\$0	
tal Urban Greening	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	\$0	\$0	\$0	
ovide Name of Impact Fee										1	\$0	······································
ovide Name of Impact Fee								1			\$0	
al Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ner Activity Costs (Specify):											\$0	
ner Activity Costs (Specify):											. \$0	
tal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ner Activity Costs (Specify):											\$0	
ner Activity Costs (Specify):											\$0	
tal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ansit Operations for service expansion §103(a)(3)(A)(v)	•										\$0	
ployee Reporting											\$0	
ner Capital Asset Costs (Specify):			•								\$0	
tal Other Capital Asset Costs	\$0	, \$D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
tal STI #3 Budgeted Project Costs	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
wide Urban Greening Details and explain unusual or extraordi	nary circumstance		_	han expected pro			-	costs are reason	able.			
otal Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 .	
tal Site Preparation	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal STI Budgeted Project Costs	\$0	\$0	\$0	φυ	an an	\$U	40		1 20	3U		

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#### Page 26 of 46

#### STI S&U Budget

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				Transpo	ortati	on Relate			A) PIN	1							
1000	Project New	<u>1990 - 1993</u> - 1	Dwi-6 D	<u> Ville System</u> 		TRA Projec	····· ·		· · · · · · · · · · · · · · · · · · ·	3 () 				C	ensus	4.001	
15.6%	Project Nan	ne .	Brief D	escription			Address		ity	Zip	Coun	ιγ L	at. Log	T	racts	APN	s 
¥/																	
TRA #1																	
-805 -							••••••••••••••••••••••••••••••••••••••										
A #2																	
TRA																	
	<u> </u>																
TRA #3					•												
F																	
	r # & Amt. of r and Accessibl		ers AHSC Fu			le Parking At T c. provided shi		AHSC Fun	nds	P	Bus Stop edestrian Pa				SC Funds	pe	
	Fransit Routes		Station Station	Area or Transit Ac		mprovements		r (describe)			r barriers that			· · · · · · · · · · · · · · · · · · ·	ŕ	·	01
	oved sight dist			f potential conflict p	oints	Reduced	l vehicular	speed/volur	me			indy na	IC EXIST			5 DEIOW	<u>'</u>
(B)(i)	We certify the	capital improver	ments in the TRA bu	TRA Eligibludget are publicly a							destrians, an	d trans	it riders	; (i.e. b	ike parking,	bus	n na star T
shelt	er, benches, si	reet trees, etc.) v	within the defined P	roject Area meeting	g the §	102(c) or (d) t	ransit requi	irements.		В	udgeted	c	ost Ca	p	Overa	ae	
			oft costs cannot ex ery Costs associate						ad 10%		\$0		\$0		\$0		Ok
of the	e costs associa	ated with the Cap	oital Project.							16.26	\$0		\$0		\$0		Ok
FAA	ST File:	TRA Cap F		Documentation sho	owing (	Capital Projec	t costs are				upload docu ocal approva				ile Uploade	d?	
			amount for your ST unded cost do not ir					ot exceed \$	10M?	·							Ok
(1) C awar		igible if there is a	nother feasible, ava	allable source of con	mmitte	d funding for	the STI por	tion thereof	to be fu	nded b	y AHSC or if	the cos	t is inc	urred p	prior to the A	HSC	
			ons of transportation housing programs;	infrastructure (incl	uding	transit fleet, n	ot including	AHSC fund	ded trans	sit serv	ice expansior	1);					
			nd the term of the gr obile or motorcycle p					ucture).								•	
				State Internation	<u> <u>a</u>lara</u>	TRA Grant 1	erms §10	4(c)		고려한	198 (NAC) (N			33,3.	North H		
(2) V	/e acknowledg	e that AHSC Pro	ot result in a profit th ogram grant funds w	/ill be disbursed as										itandai	rd Agreeme	nt in the	Э.
			ogram award of fun ject includes multiple		pment	ts, all entitleme	ents and co	onstruction f	undina a	ommit	ments for the	first pt	ase mi	ust be	received pr	or to	
disbu	irsement.	and the state of			1818-413-	TRA Thres	hold 8106	(a)		e Reference	NA MARA	440.	1.1.2.W	i a (niñ)	are a Statis	97053	(Jana)
		e Funding Comr	mitments (EFC): see	e Appendix A (t) - fo	or an e.	xplanation of	Enforceable	e Funding C	Commitn	ients (l	EFC).	3-2-1	- 129-169-1992		2 11 1 7 1 2 3 4 W		
EFC #	Committed by Full App	Commitment Date	Source (listed in order)		So	ource Type	Lien No.	Amount			nterest Rate			rm (# mos )	Required Debt Servi		lloon ?
ш 1	Deadline? Yes		AHSC TR		5	State-HCD			Ra	ate	Туре	)					
2			· · · · · · · · · · · · · · · · · · ·	· · · · ·													
4												·····	1			-	
6			· · · · · · · · · · · · · · · · · · ·		1		<u> </u>										
7					<u> </u>												
9 10				· · · · · · · · · · · · · · · · · · ·							-					<u> </u>	
			on-AHSC TRA Fund extraordinary circum			qual TRA Bud ed in higher th		\$0 ed project co	osts and	provid	e a justificatio	on as to	why th	iese o	osts are rea	sonahl	e.
	ST File:		FC TRA2; EFC TRA												ies Uploade		
(8)(A	) Applicant ac		pletion and approva									ust be	attained				ıf
NEP				s Federal funding p					ts?	lf Y	es, enter dat		uthority	to Use	Grant Fun	is"	
CEC		approved "by-righ special NEPA ar	nt"? Is Project nd/or CEQA Specia	t Categorically Exer I Circumstances or			ve Declara vide estima		complet	on date	Final EIR I es of all nece		nvironr	nental	clearances		
									·····								
FAA	ST File:	TRA Environ	mental Copy of a	Il environmental cle	arance	es (e.g. Enviro	onmental In	npact Repo	rt) or No	tice of I	Exemption.			F	File Uploade	d?	
	ST File:	TRA Auth to Grant Fur	Use For NEPA	only, copy of the Hondren Hub form.								us of th	e	1	File Uploade		
		ovide a listing an	d status of all discre for to the appropriat	tionary local land u						ew, req	uired to com	olete ea	ach TR.	A Proje	ect that hav	e been	
19121	-	Agency / Issuer		Land Use Appro			roval Type	1	<u> </u>			Соп	ments				
				Date													
				· · · · · · · · · · · · · · · · · · ·													
<u> </u>															······		
L							<del> </del>										

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l		Transportation Related Ameni	ties (TRA) PIN		0**** <u></u>
(11) Does applicant	or Developer of Project have Site Contr	rol for each TRA Project? If yes, enter site co			ite Control Appendix A)
	(See Site Control in Appendix A):			Most recent document execu	
If leasehold estate	: Rent based on restrict	ed land value? Is acquisition cost	\$0 in Dev. Budget?	Prepaid lease loan	used? If so answer (a-c)
	based on the Present Value of lease	(b) Lender requesting Res. Receipt	ts (not nermissible)	(c) Has loan amount been er	tered as a finance cost?
payments?	·			(b) has loan amount been of	
Describe any specia	al circumstances, e.g. if there are multipl	e TRA projects provide site control informatio	n for each.		
FAAST File:	TRA Site Control	Appropriate documentation to demonstrate t	o form of site pontre	Lindicated above	Files Uploaded?
		oviding evidence of two prior TRA projects sir			
		ion due date. May demonstrate the requisite			
		nt can provide an executed agreement with the			
components of the	AHSC Project for which funding is sough	nt.			
	TRA Pa	st Project #1		TRA Past Project #2	
Project Name		·		to the second state of the	
Development					
Entity	······································				····· ·
Completion Date					
	*				
Brief Description					
	1				
					·····
FAACT THE	Doot Eve TDAd Doot Eve TDAD	Where the party making improvements fund			Ellan Deleasterdo
FAAST File:	Past Exp TRA1, Past Exp TRA2	agreement from a public agency certifying th improvements.	e satisfactory comple	auon oi similai infrastructure	Files Uploaded?
(13) We certify as o	f the application date, the applicants or t	he TRA real property is not party to or the sul	ect of any claim or :	action in the state or federal courts	L
		nenced as of the application deadline set fort			•
		n of agricultural or other working lands, or natu		or other uses according the Dept. c	of Conservation's
	and Monitoring Program (FMMP) websit				
If "Yes", provide do	cumentation the TRA Project site is not	within land designated as agricultural land per	the FMMP tool.		
FAAST File:		nonstrate TRA site is not within land designate	d as agricultural land	per FMMP tool	File Uploaded?
If "No", demonstrate	e that the AHD Project site qualifies as a				
FAAST File:		licants seeking an exemption to the FMMP de ifies as an Infill Site (as defined in Appendix A		monstrate that the TRA site	File Uploaded?
		her responsible local agency is required for th policies and plans enforced or implemented		ocument below. I certify that the T	RA improvements are
		Statement from entity indicating the TRA Car		tent with all applicable local rules,	
FAAST File:	TRA Local Approvals	regulations, codes, policies and plans enforc	ed or implemented b	y that entity.	Files Uploaded?
		its affordable to lower income households, the			
		r than the number of the demolished affordab			
		i(a)(20)(C)) apply where a TRA Project is prop olds currently exist or where there have been			
	he five year period preceding the application		awening units restric	and to lower-income households w	INCIT HAVE DEELL VACALED OF
	ine into your pointed proceeding the upprior				······
TRANSPORT OF T		TRA Milestones	法国际的法法法国		
Please provide the please enter "N/A"	actual or anticipated completion date for	the following performance milestones for each	h applicable Capital	Project. If a milestone is not appli	cable to a Capital Project,
	edged that some of the following milesto	nes may have already been achieved. For th	ose milestones whic	h have previously been met. pleas	e enter the month and vear
completed. For the Project, please indi	se milestones not yet completed, please	e provide a projected completion date (MM/Y)	') for each of the app	licable items below. If not applicab	le to the specific Capital
Capital Project Mil					Date
		eveloper of the proposed development detailir	g the terms and con	ditions of the Project development	
	s) by proposed developer.	E E E E E E E E E E E E E E E E E E E	<u>.</u>		
		uding those required under CEQA and NEPA		· · · · · · · · · · · · · · · · · · ·	
	sary and discretionary public land use a				
		ons to the appropriate local permitting authorit	y.		
Commencement of					
Law and the second seco	letion and closeout.				
Program funds fully	dispursed.			House all milesters dates to	an antorod abour 2
				Have all milestone dates be	en entereu apover

•	and the second second second	and the second second	ti nakot yete ili jeli ve governe. N	A Bartin and Albert	<u> </u>	FUNDING SOUR		ante di nana pasi yan.	n an the Standard Statement of The Statement of Statement of Statement of Statement of Statement of Statement o The Statement of State	n an an the state of the state	a de la construction de la constru	
Cost Category	AHSC TRA Grant	0	0	0	0	0	0	o	0.	D	Sources Total	Comments
· · · · · · · · · · · · · · · · · · ·	Laure			TRA	BUDGET #1 -	<u></u>	·······		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		
vironmental review/studies											\$0	
an Specification and Estimates											\$0	
ght of way support costs											\$0	
e or right of way acquisition for Cap. Improvement Project											\$0	
her Soft Costs (Specify):				·····							\$0	
her Soft Costs (Specify):			· · · · · · · · · · · · · · · · · · ·								\$0	
her Soft Costs (Specify):											\$0 \$0	
her Soft Costs (Specify) Ital Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	\$U	. \$0	\$0	\$0				\$0		\$0	\$0	
earing and Grubbing			····								\$0	
				······							\$0	
ading il Stabilization (Lime, etc.)		·									\$0	
osion/Weed Control								1		<u> </u>	\$0	
ewatering									<u> </u>	i	\$0	
her Site Preparation (Specify):								1			\$0	
ital Site Preparation (Specify).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
anitary Sewer							<del></del>	1	1	**	\$0	
gation							-	1	1		\$0	
orm Drain								1	1		\$0	
etention Basin/Culverts											\$0	
her Site Utilities (Specify):							·····				\$0	
otal Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
igregate Base											\$0	
phalt Pavement											\$0	
dewaik, Curb and Gutter											\$0	
reet Lights											\$0	
riping/Barricades (Bicycle Facilities)											\$0	
gnage											\$0	
ossing and Traffic Signals				·							\$0	
oundabouts, median islands or curb extensions										·	\$0	
her traffic calming surface improvements											\$0	
her Street Improvements (Specify):											\$0	
tal Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
riping/Barricades (for dedicated bus lanes)											\$0	
dewalk, Curb, and Gutter							······				\$0	
eet Lights											-\$0	
nage											\$0	
gnaling Prioritization Technology arding infrastructure						· · · · ·		- <u> </u>	<u> </u>		\$0 \$0	
arding infrastructure ating/Benches						·····					\$0	
ating/Benches Is/Transit Shelters			·····					·			\$0	
her ITS Technology											\$0	•
her Transit Station or Stop (Specify):											\$0	
her Transit Station or Stop (Specify):				· · · ·							\$0	
tal Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
reet Trees								†			\$0	
oswales								1		l	\$0	
ndscaping											\$0	
her Urban Greening (Specify):	-										\$0	
her Urban Greening (Specify):								1		·······	\$0	
tal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	
eet Furniture											\$0	
cycle Repair Kiosks											\$0	
cycle Storage or Parking											. \$0	
inking Fountains											\$0	
her Amenities (Specify):											\$0	
her Amenities (Specify):					-						\$0	
tal Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ovide Name of Impact Fee											\$0	

If proposing multiple distinct TRA Capital Projects, pro	wide detail for one								o used to deter	mino the total	TPA funda cocupaci	od and cost one
if proposing multiple distinct TRA Capital Projects, pro	ovide detail for eac	In Project in s	eparate buogets	s below. Announ		FUNDING SOUL		1. The sum white		inine the total	TRA lunds request	eu ano cost cap.
Cost Category	AHSC TRA Grant	0	0	0	0	0	0	o	0	0	Sources Total	Comments
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):							1				\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting		······					1			1	\$0	
Vehicles											\$0	
Other Capital Costs (Specify):									-		\$0	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraord		s that have res			. BUDGET #2	a justification as				New Market		- <u></u>
Environmental review/studies			T		. 5000c1 #2.*		T	1		1	\$0	····
Plan Specification and Estimates	·		1	· · · · · · · · · · · · · · · · · · ·		<u>}</u>	·	<u> </u>		+	\$0	
Right of way support costs	++									+	\$0	
Site or right of way acquisition for Cap. Improvement Project	. <u> </u>		1	+	·			<u> </u>		+	\$0	
Other Soft Costs (Specify):	++		+	+			<b></b>	<u> </u>			\$0	
Other Soft Costs (Specify):	++				}		+	·····		+	\$0	
Other Soft Costs (Specify):	++		+				+	<u> </u>		<u>.</u>	\$0	
Other Soft Costs (Specify):	++	·				-		<u> </u>	L <u></u>	+	\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading	++									4	\$0	
Soil Stabilization (Lime, etc.)										·	\$0	
Erosion/Weed Control				+							\$0	
Dewatering				1	(		<u> </u>			1	\$0	
Other Site Preparation (Specify):					<u> </u>		<u> </u>				\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer	++		φυ	+			+			+	\$0	
Irrigation			<del> </del>		·····						\$0	
Storm Drain			· [				<u>+</u>				\$0	
Detention Basin/Culverts										+	\$0	
Other Site Utilities (Specify);	++										\$0	
Total Site Utilities	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base							+0			<i>40</i>	\$0	
Asphait Pavement										+	\$0	
Sidewalk, Curb and Gutter				4			+			•	\$0	
Street Lights	·		<u> </u>								\$0	
Striping/Barricades (Bicycle Facilities)	+										\$0	
Signage	++		l							+	\$0	
Crossing and Traffic Signals	++		+							· · · · · · · · · · · · · · · · · · ·	\$0	
Roundabouts, median islands or curb extensions	+		·····				}			}	\$0	
Other traffic calming surface improvements	+						· · · · ·			+	\$0	
Other Street Improvements (Specify):	++-		<u> </u>							<b> </b>	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)	+	φU	\$U		40	40	4.0		ψU		\$0	
Sidewalk, Curb, and Gutter	·+			+							\$0	
Street Lights	++	·····	t								\$0	
Signage			+								\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure	·					·					\$0	
Seating/Benches	++-					·					\$0	
Bus/Transit Shelters	+		<u> </u>			······					\$0	
Other ITS Technology	++	~	<u> </u>					· · · ·		++		
Other Transit Station or Stop (Specify):	·		<u> </u>								\$0	
	++-		ļ	······						}	\$0	
Other Transit Station or Stop (Specify): Fotal Transit Station or Stop - Construction					#0	-		<u> </u>	¢^		\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees	+		ļ							l	\$0	
Bipswates	1		L	L			L				\$0	

If proposing multiple distinct TRA Capital Projects, pro	vide detail for eac		rtation Relat						be used to deter	mine the total	TRA funds request	ed and cost can
a proposing memory addition from capital religious, pro	Les de un foi ea		-parate buugets	A SALA ATTA		FUNDING SOU		an and definition for the	The used to deter	and the total	mines request	
Cost Category	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	Sources Total	Comments
andscaping			and the second								\$0	
Dther Urban Greening (Specify):								+			\$0	
Other Urban Greening (Specify):			+								\$0	
Fotal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	
Street Furniture		40			<b>4</b> 0		¥5			40	\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking		······						,			\$0	
Drinking Fountains										+	\$0	
Other Amenities (Specify):	+		· · · · · · · · · · · · · · · · · · ·								\$0	
Other Amenities (Specify):		······									\$0	
Total Amenities	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee		- 40					+				\$0	
Provide Name of Impact Fee				[						ſ	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	• •
Other Activity Costs (Specify):				•••							\$0	
Other Activity Costs (Specify):							·		·		\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting		40		40		40	40				\$0	
Vehicles										+	\$0	
Other Capital Costs (Specify):		•••									\$0	
Other Capital Costs (Specify):						·	+			+	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Environmental review/studies									<u></u>		. \$0	
Plan Specification and Estimates											\$0	
Right of way support costs				·							\$0	
Site or right of way acquisition for Cap. Improvement Project										·	\$0	
Other Soft Costs (Specify):	·									1	\$0	
Other Soft Costs (Specify):										1	\$0	•
Other Soft Costs (Specify):									ļ		\$0	
Other Soft Costs (Specify):									· · ·		\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<u> </u>
Clearing and Grubbing									ļ		\$0	
Demolition		······									\$0	
Grading					i				ļ		\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control									ļ		\$0	
Dewatering											\$0	
Other Site Preparation (Specify): Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	50			\$0	\$0	
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0	
rrigation	<u> </u>				· · · · · · · · · · · · · · · · · · ·				{	f	\$0	
Storm Drain	·				•			······			\$0	
Detention Basin/Culverts		······		· · · · · · · · · · · · · · · · · · ·								
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base	\$0	\$U	<b>ο</b> υ	ş0	30	\$0	30	\$0	<u>۵</u> ۵	<u>۵</u> ۵	\$0	
Aggregate base	<u> </u>		· · · ·		· · · · · ·				<u>}</u> -		\$0	•
Sidewalk, Curb and Gutter	-										\$0 \$0	
Street Lights	-			·····			<u> </u>		<u> </u>			
Striping/Barricades (Bicycle Facilities)									·	<u> </u>	\$0	
	1								ļ	ļ	\$0	
											\$0	
Crossing and Traffic Signals											\$0	
Signage Crossing and Traffic Signals Roundabouts, median islands or curb extensions				· · · · · · · · · · · · · · · · · · ·						·	\$0 \$0	
rossing and Traffic Signals					<u>.</u>					· ·	\$0	<u></u>

Other Street Improvements (Specify):

Stripipg/Barricades (for dedicated bus lanes)

Total Complete Streets Improvements - Construction

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

If proposing multiple distinct TRA Capital Projects, pro	vide detail for ea	ch Project in s	eparate budgets	below. Amour				1. The sum will b	e used to deter	mine the total	TRA funds reques	ed and cost cap.
	and the second	사람들이 걸었다.	en e	den her de la	ALL	UNDING SOUF	RCES		an de 1999 de l'Ass	etterski stalet	and the second	
Cost Category	AHSC TRA Grant	0	o	O	0	0	D	0	. <b>0</b>	D	Sources Total	Comments
Sidewalk, Curb, and Gutter									in a state of the second s		\$0	······································
Street Lights											· \$0	
Signage										1	\$0	
Signaling Prioritization Technology			1			· · · · · · · · · · · · · · · · · · ·					\$0	
Boarding infrastructure										<b> </b>	\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology			<u>                                      </u>						· · · ·		\$0	
Othér Transit Station or Stop (Specify):		· · · · · ·								· · · · · · · · · · · · · · · · · · ·	\$0	
Other Transit Station or Stop (Specify):						·····		·			\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	, \$0	\$0	\$0	\$0	\$0	\$0	
Street Trees		<u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u>	+			·	***	*	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		\$0	
Bioswales			1		<u> </u>						\$0	
Landscaping			+		+		<u> </u>			····	\$0	
Other Urban Greening (Specify):				·							\$0	
Other Urban Greening (Specify):				·	+						\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Urban Greening Street Furniture		φU	φυ		υ φυ	<del>ې</del> ن			<u>ېن</u>		\$0	
Bicycle Repair Kiosks	ŀ		·			·····					\$0	
								<u> </u>				
Bicycle Storage or Parking											\$0	
Drinking Fountains					<b> </b>						\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$0	
Total Amenities	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee			ļ		Į				· · · ·		\$0	
Provide Name of Impact Fee			L					L			\$0	
Total Impact Fees	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting									•		\$0	
Vehicles											\$0	
Other Capital Costs (Specify):	· .										\$0	
Other Capital Costs (Specify):	. – –										\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordir	nary circumstance	s that have resu	-		ect costs; provide RELATED AMEN			sts are reasonabl	э,			
Total Soft Costs	\$0	50	\$0	\$0	\$0		\$0	\$0		£0	1 60 1	
Total Soft Costs Total Site Preparation	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	
Total Site Preparation Total Site Utilities	\$0 \$0	\$0		\$0	\$0 \$0	\$0 \$0	\$0 \$0			\$0		
		\$0	\$0 \$0	\$0	\$0		\$0	\$0	\$0		\$0	
Total Complete Streets Improvements - Construction	\$0					\$0		\$0	\$0	\$0	\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$D	\$0	\$0 -	\$0	\$0	\$0	\$0	\$0	\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

AHSC R5

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ala na sana ang sana Tang sana ang	1.54 1.54 A. 45 1.54 1.54 1.54 1.54 1.54 1.54 1.54	teriori de la competer	na pina pina pina pina pina pina pina pi	PGM Project Su	immary §1	03(b)(1)						25
_		n, outreach and tra partnership		or Active Transpor education, and sub					luction; worki	force developr	nent	
Answer all 3 areas each program, s cell comments	ee		Program De	scription			Address	City	, Zip	County	Lat.	Loa.
¥.			·····									
PGM												
								<u> </u>				ļ
PGM #2												ſ
PG												
		<u></u>		······································			<u></u>					
PGM #3												
		2(b) and Inclinibl	Conto E402(a)	alinible conte m	<u>ou looludo</u>		anata far araa	omo tor ti	in tour of the			
(1) Program Costs	n Project includ	3(b) and Ineligibl	(<i>j</i> .	<u></u>				ams 10f ti	ie term of the	e grant (3 yea	us)	신간
Please briefly desci	ibe how the Pro	gram Operator will s	sustain the Program	n beyond the term o	f the AHSC	standard agree	ement and funds.	<u></u>				
			· · ·	<u></u>			Budget	ed	Cost Cap	Overag	e.	1
(2) Total grant amo Project up to \$500,		Costs within a Proje	ect Area cannot exe	cood 30% of the fun	ding reques	t for the overal	\$0		\$0	. \$0		OK
§103(c) We certify	he AHSC PGM	funded costs do no another feasible, ava						l		_ I		
(5) Costs associate	onal costs beyo	r housing programs; and the term of the g ile or motorcycle par	rant (three years) f	or Program Costs; a ctric vehicle chargin PGM Three	g infrastruct							123
(5) Costs associate (7) PGM Enforceat Committed by Full App Deadline? 1 Yes	onal costs beyo d with automob	ond the term of the g	rant (three years) f king (excluding ele e AHSC Guidelines e Name of lien priority)	ctric vehicle chargin PGM Three	g infrastruct shold §106	6(a)	Interes	t Rate Type	Term (# of mos.			?
(5) Costs associate (7) PGM Enforceat # Committed O by Full App Deadline?	onal costs beyo d with automobi le Funding Cort Commitment	ond the term of the g ile or motorcycle par miltments (EFC) <i>Se</i> Source (listed in order	rant (three years) f king (excluding ele e AHSC Guidelines e Name of lien priority)	ctric vehicle chargin PGM Three s Appendix A - Defir Source Type	g infrastruct shold §106 hitions for an Lien	6(a) n explanation of	Interes	t Rate Type	Term (# of mos.	# Required) Debt Service	•	?
(5) Costs associate (7) PGM Enforceat * Committed by Full App Deadline? 1 Yes 2 3 4 5	onal costs beyo d with automobi le Funding Cort Commitment	ond the term of the g ile or motorcycle par miltments (EFC) <i>Se</i> Source (listed in order	rant (three years) f king (excluding ele e AHSC Guidelines e Name of lien priority)	ctric vehicle chargin PGM Three s Appendix A - Defir Source Type	g infrastruct shold §106 hitions for an Lien	6(a) n explanation of	Interes	t Rate Type	Term (# of mos.	# Required) Debt Service	•	?
(5) Costs associate (7) PGM Enforceat Committed by Full App Deadline? 1 Yes 2 3 4 5 6 7	onal costs beyo d with automobi le Funding Cort Commitment	ond the term of the g ile or motorcycle par miltments (EFC) <i>Se</i> Source (listed in order	rant (three years) f king (excluding ele e AHSC Guidelines e Name of lien priority)	ctric vehicle chargin PGM Three s Appendix A - Defir Source Type	g infrastruct shold §106 hitions for an Lien	6(a) n explanation of	Interes	t Rate Type	Term (# of mos.	# Required) Debt Service	•	?
(5) Costs associate (7) PGM Enforceating (7) PGM Enforceating (onal costs beyo d with automobi le Funding Cort Commitment	ond the term of the g ile or motorcycle par miltments (EFC) <i>Se</i> Source (listed in order	rant (three years) f king (excluding ele e AHSC Guidelines e Name of lien priority)	ctric vehicle chargin PGM Three s Appendix A - Defir Source Type	g infrastruct shold §106 hitions for an Lien	6(a) n explanation of	Interes	t Rate Type	Term (# of mos.	# Required) Debt Service	•	?
(5) Costs associate (7) PGM Enforceat ** Committed by Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0	onal costs beyc d with automobi le Funding Con Commitment Date	In the term of the g le or motorcycle par imitments (EFC) Se Source (listed in order AHSC PC	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) GM Grant ds TOT.	Ctric vehicle chargin PGM Threes s Appendix A - Defin Source Type State-HCD	g infrastruct shold §106 iilions for an Lien No.	\$(a) explanation or Amount \$0	Interes	t Rate Type s will not o	Term (# of mos. ontribute to \$	Required Required Debt Service Sook AHSC Pr	GM ca	?
(5) Costs associate (7) PGM Enforceat ** Committed by Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0	onal costs beyc d with automobi le Funding Con Commitment Date	ond the term of the g lle or motorcycle par imitments (EFC) Se Source (listed in order AHSC PC	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) GM Grant ds TOT.	Ctric vehicle chargin PGM Threes s Appendix A - Defin Source Type State-HCD	g infrastruct shold §106 iilions for an Lien No.	\$(a) explanation or Amount \$0	Interes	t Rate Type s will not d	Term (# of mos. ontribute to \$	Required Required Debt Service Sook AHSC Pr	GM ca	?
(5) Costs associate (7) PGM Enforceati ** Committed ** Market ** Committed ** by Full App ** Yes 2 3 4 5 5 6 7 8 9 10 \$0 <70	enal costs beyc d with automobile Commitment Date al Committed N on of unusual or	In the term of the g le or motorcycle par mitments (EFC) Se Source (listed in order AHSC PC Jon-AHSC PGM Fur extraordinary circur	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant M Grant nds 707, nstances that have	ctric vehicle chargin PGM Thres s Appendix A - Defir Source Type State-HCD AL (must equal PG resulted in higher t cocumentation for the	g infrastruct shold §106 iiiiions for an Lien No. 	s(a) explanation or Amount \$0 sd project costs SC PGM fundin	Interes	t Rate Type s will not o	Term (# of mos. ontribute to \$	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceat ** Committed by Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 \$70 Provide a description FAAST File: (12) Demonstrate provide and provide and provide provi	enal costs beyc d with automobile Commitment Date al Committed N on of unusual or	In the term of the g le or motorcycle par mitments (EFC) Se Source (listed in order AHSC PC Jon-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant M Grant nds 707, nstances that have	Ctric vehicle chargin PGM Threes s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the projects similar to	g infrastruct shold §106 iiiiions for an Lien No. 	s(a) explanation or Amount \$0 sd project costs SC PGM fundin	Interes	t Rate Type s will not o	Term (# of mos. ontribute to \$ s to why these	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceati ** Committed ** Market ** Committed ** by Full App ** Yes 2 3 4 5 5 6 7 8 9 10 \$0 <70	enal costs beyc d with automobile Commitment Date al Committed N on of unusual or	In the term of the g le or motorcycle par mitments (EFC) Se Source (listed in order AHSC PC Jon-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGM	Ctric vehicle chargin PGM Threes s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the projects similar to	g infrastruct shold §106 iiiiions for an Lien No. 	s(a) explanation or Amount \$0 sd project costs SC PGM fundin	Interes	t Rate Type s will not o tiffication a	Term (# of mos. ontribute to \$ s to why these	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceat Committed by Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 <70 Provide a description FAAST File: (12) Demonstrate project Name Operating Entity	enal costs beyc d with automobile Commitment Date al Committed N on of unusual or	In the term of the g le or motorcycle par mitments (EFC) Se Source (listed in order AHSC PC Jon-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGM	Ctric vehicle chargin PGM Threes s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the projects similar to	g infrastruct shold §106 iiiiions for an Lien No. 	s(a) explanation or Amount \$0 sd project costs SC PGM fundin	Interes	t Rate Type s will not o tiffication a	Term (# of mos. ontribute to \$ s to why these	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
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(5) Costs associate (7) PGM Enforceat ** Committed by Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 10 \$0 7 8 9 10 \$0 <70	enal costs beyc d with automobile Commitment Date al Committed N on of unusual or	In the term of the g le or motorcycle par mitments (EFC) Se Source (listed in order AHSC PC Jon-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGM	Ctric vehicle chargin PGM Threes s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the projects similar to	g infrastruct shold §106 iiiiions for an Lien No. 	s(a) explanation or Amount \$0 sd project costs SC PGM fundin	Interes	t Rate Type s will not o tiffication a	Term (# of mos. ontribute to \$ s to why these	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceat Committed Dy Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 <70 Provide a description FAAST File: (12) Demonstrate p Project Name Operating Entity Brief Description	enal costs beyc d with automobile Commitment Date al Committed N on of unusual or	In the term of the g le or motorcycle par mitments (EFC) Se Source (listed in order AHSC PC Jon-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGM	Ctric vehicle chargin PGM Threes s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the projects similar to	g infrastruct shold §106 iiiiions for an Lien No. 	s(a) explanation or Amount \$0 sd project costs SC PGM fundin	Interes	t Rate Type s will not o tiffication a	Term (# of mos. ontribute to \$ s to why these	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceat Committed Committed Dy Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 <70 Provide a description FAAST File: (12) Demonstrate pro- Project Name Operating Entity Brief Description Describe the prior experience of the Program Operator with operating similar successful programs.	onal costs beyc d with automobile E Funding Con Commitment Date	Ind the term of the g le or motorcycle par source (listed in order AHSC PC Ion-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden PG	rant (three years) fr king (excluding ele AHSC Guidelines Name of lien priority) SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGN M Past Project #1	ctric vehicle chargin PGM Thres s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t cocumentation for the M projects similar to	g infrastruct shold §106 iilions for an Lien No. Mo. MBudget han expected the propose	S(a) explanation or Amount \$0 ad project costs SC PGM fundin ad AHSC Proje	Interes Rate . Transit Passe and provide a just g commitments. ct in scope and sit F	t Rate Type s will not of illification a:	Term (# of mos. ontribute to \$	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceat Committed Committed Dy Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 <70 Provide a description FAAST File: (12) Demonstrate pro- Project Name Operating Entity Brief Description Describe the prior experience of the Program Operator with operating similar successful programs.	onal costs beyc d with automobile E Funding Con Commitment Date	In the term of the g le or motorcycle par mitments (EFC) Se Source (listed in order AHSC PC Jon-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden	rant (three years) fr king (excluding ele AHSC Guidelines Name of lien priority) SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGN M Past Project #1	ctric vehicle chargin PGM Thres s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t cocumentation for the M projects similar to	g infrastruct shold §106 iilions for an Lien No. iilions for an No. iilions for an No. No. No. No. No. No. No. No. No. No.	S(a) explanation or Amount \$0 ad project costs SC PGM fundin dd AHSC Proje	Interes Rate . Transit Passe and provide a just g commitments. ct in scope and sit F	t Rate Type s will not of illification a:	Term (# of mos. ontribute to \$	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceat Committed Dy Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 <70 Provide a description FAAST File: (12) Demonstrate provide a description Project Name Operating Entity Brief Description Describe the prior experience of the Program Operator with operating similar successful programs. (22) We certify the	onal costs beyc d with automobi le Funding Con Commitment Date al Committed N on of unusual or EFC PGM1, E rior experience	Ind the term of the g le or motorcycle par source (listed in order AHSC PC Ion-AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden PG	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGM M Past Project #1	ctric vehicle chargin PGM Thres s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the M projects similar to be resulted in higher t	g infrastruct shold §106 iilions for an Lien No. iilions for an No. iilions for an No. No. No. No. No. No. No. No. No. No.	S(a) explanation or Amount \$0 ad project costs SC PGM fundin dd AHSC Proje	Interes Rate . Transit Passe and provide a just g commitments. ct in scope and sit F	t Rate Type s will not of illification a:	Term (# of mos. ontribute to \$	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
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(5) Costs associate (7) PGM Enforceat Committed Dy Full App Deadline? 1 Yes 2 3 4 5 6 7 8 9 10 \$0 <70 Provide a description FAAST File: (12) Demonstrate p Project Name Operating Entity Brief Description Describe the pror experience of the Program Operator with operating similar successful programS. (22) We certify the Please briefly desc	onal costs beyc d with automobile Commitment Date al Commitment al Committed M on of unusual or EFC PGM1, E rior experience	Ind the term of the g lie or motorcycle par source (listed in order AHSC PC AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden PG	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGM M Past Project #1	ctric vehicle chargin PGM Thres s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the M projects similar to be resulted in higher t	g infrastruct shold §106 iilions for an Lien No. iilions for an No. iilions for an No. No. No. No. No. No. No. No. No. No.	S(a) explanation or Amount \$0 ad project costs SC PGM fundin dd AHSC Proje	Interes Rate . Transit Passe and provide a just g commitments. ct in scope and sit F	t Rate Type s will not of illification a:	Term (# of mos. ontribute to \$	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?
(5) Costs associate (7) PGM Enforceat (7) PGM Enf	onal costs beyc d with automobile Commitment Date al Commitment al Committed M on of unusual or EFC PGM1, E rior experience	Ind the term of the g lie or motorcycle par source (listed in order AHSC PC AHSC PGM Fur extraordinary circur EFC PGM2, EFC PG by providing eviden PG	rant (three years) fr king (excluding ele e AHSC Guidelines e Name of lien priority) SM Grant ads 707, nstances that have SM3 Supporting do ce of two prior PGM M Past Project #1	ctric vehicle chargin PGM Thres s Appendix A - Defin Source Type State-HCD AL (must equal PC resulted in higher t coumentation for the M projects similar to be resulted in higher t	g infrastruct shold §106 iilions for an Lien No. iilions for an No. iilions for an No. No. No. No. No. No. No. No. No. No.	S(a) explanation or Amount \$0 ad project costs SC PGM fundin dd AHSC Proje	Interes Rate . Transit Passe and provide a just g commitments. ct in scope and sit F	t Rate Type s will not of illification a:	Term (# of mos. ontribute to \$ contribute to \$	Required Required Debt Service Sook AHSC Pr Costs are rease Files Uploaded	GM ca	?

Programs (PGM) PIN	
What is the issue or need that the Program(s) is attempting to address, and how will it successfully address this issue or need?	
Decode additional dealar akallanase and development code insured to meet the requirements of the Decoder	
Describe additional design challenges and development costs incurred to meet the requirements of the Program.	
PGM Milestones	
Please provide the actual or anticipated completion date for the following performance milestones for each. If a milestone is not applicable, select "N/A"	
Program Milestone Schedule	Date
Program designed.	
Program operator identified.	
Obtaining all enforceable funding commitments.	
Program operations start.	
Identification and commitment of program operator and partners.	
Completion of a business or a work plan.	
Identification of ongoing support for operation costs beyond grant period.	
Program funds fully disbursed	
Have all milestone dates been entered above?	

If proposing multiple distinct Programs, provide detail for	each Program ir	the PGM work	sheet and in se hine the total PC	GM funds reques	below. Amount sted.	s from each bu		h at the bottom. The
Cost Category	AHSC PGM Grant	0	0	FUNDING SOUR	CES 0	0	Sources Total	Comments
· · · · · · · · · · · · · · · · · · ·		PGM	BUDGET #1 -				I I.	
Direct Staff Cost 1 (Specify) Direct Staff Cost 2 (Specify)							\$0 \$0	
Direct Staff Cost 3 (Specify)							\$0	
Direct Staff Cost 4 (Specify)							\$0	
Direct Staff Cost 5 (Specify) Total/Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)							\$0 \$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel Equipment							\$0 \$0	
Transit Passes (see cell comment)							\$0	
Supplies (Specify) Supplies (Specify)							\$0 \$0	
Other Capital Costs (Specify)			·				\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)							\$0 \$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Total PGM #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Direct Staff Cost 1 (Specify)	1	PGM	BUDGET #2 -	r				
Direct Staff Cost 2 (Specify)							\$0 \$0	
Direct Staff Cost 3 (Specify)							\$0	
Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify)							\$0 \$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)					· · · ·		\$0 \$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Equipment							\$0	
Transit Passes (see cell comment)						·····	\$0	
Supplies (Specify) Supplies (Specify)							\$0 \$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	· · · · ·						\$0 \$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)						~~~~~	\$0	
Other Capital Costs (Specify) Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Total PGM #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Direct Staff Cost 1 (Specify)	1	PGM	BUDGET #3 -				0.	
Direct Staff Cost 2 (Specify)							\$0 \$0	
Direct Staff Cost 3 (Specify)							\$0	
Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify)		· · ·					\$0 \$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)							\$0 \$0	
Other Indirect Staff Cost (Specify)			· · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·	\$0	
Total Indirect Staff/Costs	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0	
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Equipment							\$0	
Transit Passes (see cell comment) Supplies (Specify)							\$0 \$0	
Supplies (Specify)						<u></u>	\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)						, <u>, , , , , , , , , , , , , , , , , , </u>	\$0 \$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)				ļ			\$0 \$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Direct Staff Costs	\$0	TOTAL PROC	GRAM (PGM) BI \$0	UDGET \$0	\$0	\$0	\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	· ·
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	
Total PGM Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

		Quantitative Policy Scoring §107 PIN	
		55 Points Max (points in blue shaded cells) Total Quantitative Self Score	0.0
Longth of Conta	ext Sensitive Bikeways (PAM) - 2	Active Transportation Improvements §107(b) - 10 Points Max	0
		Sensitive Bikeways (from STI Worksheet): 0.00	0
		ation or Stop to an existing bicycle network or a bicycle network identified in an official public planning	
		ust be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of	0
er the AHD or Qu	Lalifying Transit Station or Stop. Th	he existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways 1 point Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle	
AST File:	Bicycle Network Connectivity		
	L	document including map showing connectivity.	. <u></u>
	access of bicycle routes - 2 poin will address safe access of routes:	its max (one point for each)	0
ect now i Toject w		Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic	
AST File:	Safe Bicycle Routes	conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate File Uploaded?	
abi i ne.	Guie Bicycle Routes	existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.	
Length of Safe a	and Accessible Walkways (PAM)		
		walks and TRA sidewalks improved (from STI & TRA Worksheets): 0	0
	ssing point that directly links two		
lestrian crossing		lirectly links two pedestrian networks that are unlinked for one quarter mile:	0
AST File:	Pedestrian Network Connectivity	PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.	
	access of pedestrian routes - 2		
ect how Project w	will address safe access of routes:		0
		Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate	ļ
AST File:	Safe Pedestrian Routes	existing problems with the walkway; or a letter from a Public Agency that explains the current problems	ĺ
	<u> </u>	with the walkway, and how the proposed improvement will fix it.	
		Green Buildings and Renewable Energy §107(c) - 8 Points Max	0
	Status - 3 points max is beyond mandatory green building	Construction Type (select type that gives max pts): g requirements as verified by a HERS rater:	0
ST File:	Green Building Status	Provide signed letter from a HERS rater stating the green building status. File Uploaded?	
	e Reductions as verified by a HE		
	uction level, measured as total onsi verified by a certified design profe		0
AST File:	Energy Grid Reductions	Provide signed letter from a HERS rater stating the energy grid reductions. File Uploaded?	
		ousing and Transportation Collaboration §107(d) - 9 Points Max	0
	lested as percentage of Total AH		
& HRI Requested		Jested: \$0 Total AHSC Funds Requested: \$0 Requested: 0%	· 0
	TRA /Transit	on or Stop) as percentage of Total AHSC Requested - 2 points max	
A Req: \$0	Station or Stop)	Requested: Req as % of i otal AHSC Req: of 1 otal AHSC Requested:	0
		n Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below Funding Amount:	0
KE FIOglam Ploj	ject has received funding from: Provide	proof of funding: Notice of Final award (must include amount of program funding awarded and date of	
AST File:	GGRF Fund Evidence award),	or documentation detailing how the funds received from said Program will contribute to the development of File Uploaded?	
		SC Project.	l
	vironmentally cleared High Speed Ra	ail Station Planning Area - 1 point max	0
ST File:		ent Project's location within environmentally cleared High Speed Rail Station Planning Area. File Uploaded?	<u> </u>
		ation Efficiency and Access to Destinations §107(e) - 6 Points Max	0.0
		inter Project address (or Project's center most point if no specific address exists) on US EPA Walkability Index to determine Wa	
ject address or c		.333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinations are within the	0
oject Area)	incy to ney beatinations (i Ain) -		
	s CalFresh requirements:	Licensed child care facility: Public library: Bank or Post Office:	
	pts Medi-Cal payments:	Pharmacy: Office park: Place of Worship: Park-accessible to general public: University or junior college:	0.0
blic elementany r		Funds Leveraged §107(f) - 4 Points Max	0
blic elementary, r	and a state of the		
en all and an	ble Funding Commitments (EFC):	\$0 AHSC Funds Requested: \$0 Non-AHSC EFCs as a % of AHSC Requested: 0%	
n-AHSC Enforceab		Anti-Displacement Strategies §107(g) - 5 Points Max	0
-AHSC Enforceab Projects that eli	ther implement strategies or pro	Anti-Displacement Strategies §107(g) - 5 Points Max grams, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies	0
-AHSC Enforceab Projects that ello prevent the disp	ther implement strategies or pro placement of local community res	Anti-Displacement Strategies §107(g) - 5 Points Max ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0	
-AHSC Enforceab Projects that eit prevent the disp ategies Voluntari	ther implement strategies or pro placement of local community res ily Implemented by Applicant (selec	Anti-Displacement Strategies §107(g) - 5 Points Max grams, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies	
-AHSC Enforceab Projects that eil prevent the disp ategies Voluntari Replacement First right of r	ther implement strategies or pro placement of local community res ily implemented by Applicant (selec t requirements or demonstration of return policies that include moving	Anti-Displacement Strategies §107(g) - 5 Points Max ograms, or are located in jurisdictions with policies, strategies or programs that currently exist sidents from the area surrounding the Project - 1 point per strategy - 3 points max # of Strategies implemented 0 ct "Yes" for each strategy implemented) no net loss of units on site according to affordability expenses # of Strategies implemented 0	
AHSC Enforceab Projects that eit revent the disp tegies Voluntari Replacement First right of r Strategies in	ther implement strategies or pro olacement of local community res ily implemented by Applicant (selec t requirements or demonstration of return policies that include moving coordination with local government	Anti-Displacement Strategies §107(g) - 5 Points Max ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 ct "Yes" for each strategy implemented) no net loss of units on site according to affordability expenses ts or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., test	
-AHSC Enforceab Projects that eli- prevent the disp ategies Voluntari, Replacement First right of r Strategies in donation to co	ther implement strategies or pro- placement of local community res ily implemented by Applicant (selec t requirements or demonstration of return policies that include moving coordination with local government ommunity land trust, multi-lingual to	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies # of Strategies 0 sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 of "Yes" for each strategy implemented) no nel loss of units on site according to affordability expenses is or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., enant legal counseling) 0	
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AHSC Enforceab Projects that eif prevent the disp ategies Voluntarii Replacement First right of r Strategies in donation to cc Affirmative m ategies Implemen Replacement	ther implement strategies or pro- placement of local community res- ily Implemented by Applicant (selec t requirements or demonstration of return policies that include moving coordination with local government community land trust, multi-lingual to narketing strategies or plans targetin inted by Local Jurisdiction (select " t requirements in targeted growth a	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 ograms, or are located in jurisdictions with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications indications with policies, strategies or programs that currently exist indications indications indications and the proposed project of the program of the area surrounding the Project - 1 point per strategy - 3 points max # of Strategies indicates indindicates	
AHSC Enforceab Projects that elf revent the disp tegies Voluntarii Replacement First right of r Strategies in donation to cc Affirmative m itegies Implement Replacement sites identifie	ther implement strategies or pro placement of local community res ily Implemented by Applicant (selec t requirements or demonstration of return policies that include moving of coordination with local government community land trust, multi-lingual to narketing strategies or plans targetion inted by Local Jurisdiction (select " t requirements in targeted growth a ed pursuant to Gov. Code §65583.2	Anti-Displacement Strategies §107(g) - 5 Points Max ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies Implemented 0 of tryes for each strategy implemented) Implemented 0 no net loss of units on site according to affordability expenses expenses 0 0 ts or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., enant legal counseling) 0 0 ng nearby neighborhoods, a Disadvantaged Community or a Low-Income Community "Yes" for each strategy implemented) 0 'Yes" for each strategy implemented issue and housing rich areas, downtowns and revitalization areas or policies on 2(g)(3) 0	
AHSC Enforceab Projects that eit prevent the disp ategies Voluntari, Replacement First right of r Strategies in donation to co Affirmative m ategies Implement Replacement sites identifie Rent stabiliza	ither implement strategies or pro- placement of local community res ily Implemented by Applicant (selec t requirements or demonstration of return policies that include moving coordination with local government ommunity land trust, multi-lingual to narketing strategies or plans targetii inted by Local Jurisdiction (select t requirements in targeted growth a d pursuant to Gov. Code §65583.2 ation programs beyond what is requi	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 ograms, or are located in jurisdictions with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications with policies, strategies or programs that currently exist indications indications with policies, strategies or programs that currently exist indications indications indications and the proposed project of the program of the area surrounding the Project - 1 point per strategy - 3 points max # of Strategies indicates indindicates	
Projects that eil prevent the disp ategies Voluntarii Replacement First right of r Strategies in donation to co Affirmative m ategies Implemen Replacement sites Identifie Rent stabiliza Just cause ev Ongoing fund	ther Implement strategies or pro- placement of local community res ily Implemented by Applicant (selec requirements or demonstration of return policies that include moving coordination with local government community land trust, multi-lingual to narketing strategies or plans targetii inted by Local Jurisdiction (select " t requirements in targeted growth a ad pursuant to Gov. Code §65583.2 ation programs beyond what is required viction or other efforts improving tee ding programs of at least \$1,000,000	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0 sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 of "Yes" for each strategy implemented) no nel loss of units on site according to affordability expenses 0 sto other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., enant legal counseling) 0 ng nearby neighborhoods, a Disadvantaged Community or a Low-Income Community 'Yes" for each strategy implemented) areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on 2(g)(3) 0 uired by California Civil Code 1946.2 0 D0 in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of	
Projects that eit prevent the disp revent the	ther implement strategies or pro- placement of local community res- ily implemented by Applicant (selec t requirements or demonstration of return policies that include moving u- coordination with local government community land trust, multi-lingual to narketing strategies or plans targetin inted by Local Jurisdiction (select " t requirements in targeted growth a ad pursuant to Gov. Code §65583.2 ation programs beyond what is requi- viction or other efforts improving te ding programs of at least \$1,000,00 ower and moderate income househ	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0 identified from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 tr Yes" for each strategy implemented) no net loss of units on site according to affordability 1 <td< td=""><td></td></td<>	
Projects that eld prevent the disp revent the	ither implement strategies or pro- placement of local community res- ily implemented by Applicant (selec t requirements or demonstration of return policies that include moving u- coordination with local government community land trust, multi-lingual to marketing strategies or plans targetin inted by Local Jurisdiction (select " t requirements in targeted growth a ed pursuant to Gov. Code §65583.2 attion programs beyond what is requiviction or other efforts improving tee ding programs of at least \$1,000,000 ower and moderate income househ reservation ordinances, affordable	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 orgrams, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0 sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 t"Yes" for each strategy implemented) no net loss of units on site according to affordability expense expense 1	
Projects that eil prevent the disp rategies Voluntari Replacement First right of r Strategies in donation to cc Affirmative m rategies Implement Replacement sites identifie Rent stabiliza Just cause ev Ongoing fund housing for lo occupancy pr Density bonu	ther implement strategies or pro- placement of local community res- ily implemented by Applicant (selec t requirements or demonstration of return policies that include moving u- coordination with local government community land trust, multi-lingual to narketing strategies or plans targetin inted by Local Jurisdiction (select " t requirements in targeted growth a ad pursuant to Gov. Code §65583.2 ation programs beyond what is requi- viction or other efforts improving te ding programs of at least \$1,000,00 ower and moderate income househ	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 orgrams, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0 sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 t"Yes" for each strategy implemented) no net loss of units on site according to affordability expense expense 1	
n-AHSC Enforceab Projects that eil prevent the disp rategies Voluntarii Replacement First right of r Strategies in Strategies in Replacement sites identifie Rent stabiliza Just cause ex Ongoing fund housing for lo occupancy pr Density bonu unding programs c mulative allocatio	ther Implement strategies or pro- placement of local community res ily Implemented by Applicant (selec requirements or demonstration of return policies that include moving coordination with local government community land trust, multi-lingual to narketing strategies or plans targetii inted by Local Jurisdiction (select " t requirements in targeted growth a ad pursuant to Gov. Code §65583.2 ation programs beyond what is require viction or other efforts improving tee ding programs of at least \$1,000,00 power and moderate income househ reservation ordinances, affordable is ordinances that expand on state of at least \$1M in ons (enter program name	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 orgrams, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0 sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 t"Yes" for each strategy implemented) no net loss of units on site according to affordability expense expense 1	
h-AHSC Enforceab Projects that ell prevent the disp ategies Voluntaria Replacement First right of r Strategies in Strategies in Replacement sites identifie Rent stabiliza Just cause ex Ongoing fund housing for lo occupancy pr Density bonu nding programs o mulative allocatio d type of program	ther Implement strategies or pro- placement of local community res ily Implemented by Applicant (selec requirements or demonstration of return policies that include moving coordination with local government community land trust, multi-lingual to marketing strategies or plans targetii inted by Local Jurisdiction (select " t requirements in targeted growth a ad pursuant to Gov. Code §65583.2 ation programs beyond what is require viction or other efforts improving tee ding programs of at least \$1,000,00 power and moderate income househ reservation ordinances, affordable is ordinances that expand on state of at least \$1M in pons (enter program name m)	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 orgrams, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0 sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 t"Yes" for each strategy implemented) no net loss of units on site according to affordability expense expense 1	
AHSC Enforceab Projects that eli revent the disp tegies Voluntari Replacement First right of r Strategies in donation to co Affirmative m tegies Implemen Replacement sites identifie Rent stabiliza Just cause ev Ongoing fund housing for lo occupancy pr Density bonu ding programs c nulative allocatio lype of program	ther implement strategies or pro- placement of local community res ily implemented by Applicant (select requirements or demonstration of return policies that include moving a coordination with local government community land trust, multi-lingual to narketing strategies or plans targetin inted by Local Jurisdiction (select " t requirements in targeted growth a ad pursuant to Gov. Code §65583.2 ation programs beyond what is requi- viction or other efforts improving te ding programs of at least \$1,000,00 ower and moderate income househ reservation ordinances, affordable is ordinances that expand on state of at least \$11M in ons (enter program name m) mg strategies and policies	Anti-Displacement Strategies §107(g) - 5 Points Max # of Strategies 0 ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0 sidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0 of "Yes" for each strategy implemented) no net loss of units on site according to affordability 0 expenses ts or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., enant legal counseling) ng nearby neighborhoods, a Disadvantaged Community or a Low-Income Community "Yes" for each strategy implemented) areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on 2(g)(3) 0 uired by California Civil Code 1946.2	0

			Quantitative Policy Se	coring §107 PIN					
	f housing for lower and	1							
	ne households - e.g., abilitation, community land	L							
	king, mobile home park								
	single room occupancy dinances, affordable housing								
	linkage fees, (enter general								
	n. (/mt=-)		ocument who is responsible for each				-6 51-11	1	
FAAST File:	Anti-Displacemen	th	ief explanation or a web link to the e strategy, policy, or program.	···				ploaded?	
Project to prev given for a polic given for two po	vent the displacement of loc cy, strategy, or program that e	ally-owned busin ither currently exis s, either as one cu	 that either currently exist or will esses from the area surrounding ts or is newly implemented through rrently existing and one newly imple ttegy - 2 points max 	the Project. One point will be this Project. Two points will be	Number of Existing	0 In	Number of Newly nplemented Strategies:	0	0
	Implementation of an overlay	zone to protect a	nd assist small businesses	Establishment of for every small bu	a small business adv usiness owner	vocate offi	ce and single	e point of c	contact
	Creation and maintenance of	i a small business	alliance	Increased visibilit	y of the jurisdiction's	small bus	siness assist	ance progr	rams
	Formal program to ensure the goods and services come fro		f a jurisdiction's purchases of s	Prioritization of M contracting	linority and Women I	Business E	Enterprises (I	WWBE) for	r public
FAAST File:	Anti-Displacement	t Business b tr	ocument who is responsible for each rief explanation or a web link to the / le strategy, policy, or program.	Applicant/Local Jurisdiction's in			of File U	ploaded?	
Applicant cert	ifies that the Project is locat		rohousing Local Policies §107 s that meet the following Prohous		the Strategy form b	elow		27.139344 	0
for each Strate	egy) - 1 point per strategy -	2 points max					# of Strate		
	ted programs over the last five I to, a local housing trust fund		e infrastructure with accompanying i	ncreased housing capacity or l	ocal financial incenti	ves for ho	using, includ	ing, but	· .
			șidential and mixed-use developme using sustainability districts, as defir		family housing, estat	lished wo	rkforce hous	ing	
Zoning mo		pment or zoning si	tes at higher densities than is requir		he minimum regional	housing r	needs allocat	tion for	
Adopted a	accessory dwelling unit ordinar		nanisms that reduce barriers for prop	perty owners to create accesso	ory dwelling units bey	ond the re	quirements	outlined	
	ode §65852.2 as follows: reductions to 0.75 or less spac	ces per accessory	dwelling unit in areas not already ex	empt from parking pursuant to	Gov. Code §65852.	2;			
	ee waivers or reductions of 50 al approval in less than 60 day				_				-
d Reductio	on or modifications of developr	ment standards for	side yard setbacks to five feet or le	ss;					
	on or modifications of developr on or modifications of developr							Í	
- No minin	num lot size requirement;								
	ns for affordability; or support programs such as a u	iser-friendly websi	e						
e. Only use	objective design standards for	multifamily reside	ntial development or adopt fee trans						
Select Strategy Type (from above)	Strategy Desc	ription	Enter link to source documer and description of where the document can be accessed.	of units), timing (reduced	d number of days),	developm mber of a	ient costs (r	educed co	osts per
	· · · · · · · · · · · · · · · · · · ·								
		•							
		· ·							
									•
						-			•
		. · ·				-			•
(1) Projects #		······	rkforce Development & Hiring I						0
implement loca	al hire or workforce developme	vorkforce develop ent strategies must	ment strategy - 2 points, Projects include an explanation detailing the	in which every AHSC project c se barriers in order to receive f	omponent cannot leg full points.		# of Strate		0
implement loca Establishing a	al hire or workforce developme partnership with a community	vorkforce develop ent strategies must -based workforce (ment strategy - 2 points, Projects	in which every AHSC project c se barriers in order to receive f	omponent cannot leg full points.				0

				Qua	antitative	Policy So	coring §107	' PIN			
									n" programs, YouthBuild programs, ar ent and that have a track record of suc		
Partnerships with lo	cal Workforce Inve	estment Board	programs s	erving disa	idvantaged	populations c	or individuals w	ith barriers	to employment		
Projects that have d ordinances that dire				e, or high-r	oad agreem	ents with tan	geted local hire	e specificat	ions OR that are located in jurisdiction	ns with local hire	
FAAST File:	Workforce I	Development	the nam	ie of the or	ganization(s) they are pa	rtnering with, t	he demogr	nent or hiring practice and include aphic data on the population they or policy undertaken.	File Uploaded?	
				Housing	Affordab	ility §107(j)	- 5 Points M	ax			0
Total AHD Units Re	stricted to Extrem	ely Low Incom	e (ELI) Hous	eholds:	0	Total AHD	Units: 0	ELIR	estricted AHD Units as a % of Total A	HD Units: 0%	
				Pro	ograms §	107(k) - 2 P	oints Max				0
(1) AHSC Funded I	Eligible Program	- 1 point						<u> </u>			
Proposed Eligible P	rogram:	1									0
(2) Applicant Provi	ded Program Do	cumentation -	1 point (if	res attach	FAAST doc	umentation)				·····	`
Program Operator v	vill sustain the pro	gram beyond t	ne term of th	e AHSC P	rogram gra	nt (three year	s)?				0
FAAST File:	Program C	ontinuation			g how the P ree years).	rogram Oper	ator will sustai	n the progr	am beyond the term of the AHSC	File Uploaded?	
			이 사람들	Urbar	Greening	§107(I) - 2	Points Max				0
Urban Greening cos	sts: AHD:	\$0	HRI:	\$0	STI:	\$0	TRA:	\$0	Total Urban Green Costs:	\$0	

Quantitative Policy

		Narrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN	
listed below for eac	h section of the write-up; the ques	hment of a write-up that addresses the following questions and prompts below and in the Guidelines. Pleas stions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including rec on for each section is included either in the response for that section, or the required documentation for the	uired documentation, 11
FAAST File:	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See <u>Narrative Scoring Rubric</u> document for guidance in completing Narratives.	File Uploaded?
		Collaboration & Planning - §107(m) - 4 Points	17월 12일 - br>12일 - 12일 - 12g - 12g - 12g - 12g - 1
	g Efforts *Narrative		
		ents, and if applicable, describe what particular components of the project are derived from a local plan. Ex project. Refer to Section 107(m)(1) of the Guidelines for further guidance.	xplain how local government
FAAST File:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	File Uploaded?
	ransportation Collaboration *Na		
		s or partners that worked together to create the proposed AHSC project. Explain the process involved in co ne integration of housing, transportation, and urban greening infrastructure components in creating a cohest	
FAAST File:	Site Plan & Project Map	Provide a site plan and project area map (or context plan) detailing housing and transportation collaboration.	File Uploaded?
		Community Benefits & Engagement - §107(n) - 6 Points	
(1) Community Er	gagement and Leadership *Nar	rative	
community membe advertised and ma	ers and CBOs have been and will I de accessible.	be a residents have been meaningfully involved in the visioning and development of this project. Explain in the engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including	how meetings were
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?
process, a local ne	eds assessment, as part of a loca d in a Disadvantaged Communit	s one or more identified community needs, articulating how these needs were identified (e.g. through the co I health department plan or other city/county plan, etc.). Address community needs beyond the provisions of y or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroSco	of housing and transportation
FAAST File:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?
		Community Climate Resiliency - §107(o) - 3 Points	
(1) Climate Adapt	ation Assessment Matrix		
		ht below) with climate projections for the listed impacts and with technical descriptions of adaptive measure ources besides those listed below, state where the data are from and if they use different assumptions (e.g.	
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?
(2) Climate Adapt	ation *Narrative		
risks posed by cha or county has add section 65302(g)(4	nging climate conditions, and cons ed adaptation measures to the Ge	conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the lif sequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling sy neral Plan or other local planning documents, describe how the Project conforms to the implementation of incorporate climate considerations in the Safety Element of the General Plan or other local plan or document	vstems, etc.). If your local city that plan (Government Code
	Co	mmunity Air Pollution Exposure Mitigation §107(p) - 2 Points Max	
	xposure Mitigation Strategies *		······································
Air Pollution Expose and Traffic Density	sure Mitigation Strategies: Identify percentiles as described in CalEr	pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diese nviroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation s ow they address pollution sources.	

Pleas	se complete	the "vellow" cells	Application	Develo mail a co	pment Team (ADT) Support Form py to: AppSupport@hcd.ca.gov. A memoer of pyour request within ASAP.	the Application I	Development	Team will
				espond to	your request within ASAP. Date Requested:	A	pplication sion Date:	
Drganiza	l		·	Email:		Contact Phone		
ustificat	1				· · · · · · · · · · · · · · · · · · ·	I		···
lssue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
	Name or			-			Status	Date
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AHSC Round 5 Document Checklist			
AHSC - Supplemental Application Workbook			
Overview TAB			
FAAST File:		Submitted	Comments
AB 1550			
Project Area Map			
Transit Service Map		• •	
Transit Service Schedule			
MPO Support Doc		· · · · ·	· ·
SCS or Equiv Regional Plan	· ·		
Reloc Plan	<u>.</u>		
Hsng Element Letter			
Indian Tribe			
STI TRA Agrmnt			
Applicant Documents (if more than two applicants contin	ue attachements as App3	, App4, and	App5)
App1 Cert & Legal			
App2 Cert & Legal			· · · · · · · · · · · · · · · · · · ·
App1 Reso			
App2 Reso			
Resolutions***			
1. Entity Name (identity of the contracting party or borrower) and Entity Type (corporation, non-profit, for-profit, LLC, etc.).			
 Name & Title of Signatory(ies)**** NOTE: Name and title of authorized signatory(ies) is preferred. In instances pertaining to municipalities/jurisdictions/transit agencies (when title is 			
acceptable), supporting documentation evidencing the individual who currently holds the position must be provided.			
3. NOFA Date.			
4. Language authorizing Signatory(ies) to sign Standard Agreement.			
5. Amendment Provision included.			
6. Aggregate dollar amount (should be equal to or greater than the requested/award amount), Loan Amount, and Grant amount, each to be listed ind			
7. Person attesting validity of resolution (must be someone other than person authorized to sign Standard Agreement).			
 8. The meeting date authorizing resolution. 9. All votes taken at meeting authorizing resolution (ayes, no's, absent, vacant). 			
10. Project name as it appears on AHSC application.			
* The General Partner and Limited Partner who are members of the Limited Partnership will also need to submit applicable organizational			
documents based on the type of entity they are.			
** Organizational documents for the manager of the LLC if an entity other than an individual.			
*** These are minimum requirements for a resolution. Updates can be requested once a review is completed. **** Ensure when identifying the Signatory(ies), if more than one is listed, that "and" or "or" is defined for individuals required to sign.			
App1 OrgDoc1			
App2 OrgDoc1			,
Applicant Organizational Documents (submit documentation for each as App1, App2, etc)			
Entity Type			
Limited Partnership (L.P.)* Certificate of Limited Partnership (LP-1)	FAAST File: App1 OrgDoc1	Submitted	Comments
			· · · · · · · · · · · · · · · · · · ·
LP-2 (IF Applicable)	App1 OrgDoc2		· · ·
Loan Authorization	App1 OrgDoc3		
Certificate of Limited Partnership	App1 OrgDoc4		

AHSC R	ound 5 Document C	hecklist	
Certificate of Standing from Secretary of State	App1 OrgDoc5		
Limited Partnership Agreement	App1 OrgDoc6		· · ·
All Amendements to Limited Partnership Agreement	App1 OrgDoc7		· · · · · · · · · · · · · · · · · · ·
Corporations	FAAST File:	Submitted	Comments
Articles of Incorporation, with all amendments	App1 OrgDoc1		
By-Laws, with all amendments	App1 OrgDoc2		
Certiificate of Status from Secretary of State	App1 OrgDoc3		
Evidence of tax-exempt status from FTB	App1 OrgDoc4		
Evidence of tax-exempt status from IRS	App1 OrgDoc5		
Limited Liability Company (LLC)**	FAAST File:	Submitted	Comments
LLC-1	App1 OrgDoc1		
Articles of Organization, with all amendments	App1 OrgDoc2		
Operating Agreement, with all amendments	App1 OrgDoc3		· · · · · · · · · · · · · · · · · · ·
Certificate of Status from Secretary of State	App1 OrgDoc4		
FAAST File:		-	
App1 OrgChart			
App2 OrgChart			
App1 Signature Block			
App2 Signature Block			· · · · · · · · · · · · · · · · · · ·
App1 Payee Data or TIN			
App2 Payee Data or TIN			
Development Team Documents			
Owner/Borrower Entity** Certification & Legal Disclosure (wet signature	FAAST File:	Submitted	Comments
required)	Owner Cert & Legal		
Resolutions	Owner Reso		
Organizational Documents (see above)	Owner OrgDoc		
Organizational Chart	Owner OrgChart		·
Signature Block	Owner Signature Block		
Payee Data Record (STD 204) (wet signature required)	Owner Payee Data		
Managing General Partner**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	MGP Cert & Legal		
Resolutions	MGP Reso		
Organizational Documents (see above)	MGP OrgDoc		
Organizational Chart-	MGP OrgChart		
Signature Block	MGPSignature Block		·····
	L	_1	

AHSC F	Round 5 Document Cl	hecklist	·
Payee Data Record (STD 204) (wet signature required)	MGP Payee Data or TIN		
Administrative General Partner #1**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP Cert & Legal		
Resolutions	AGP Reso		
Organizational Documents (see above)	AGP OrgDoc		
Organizational Chart	AGP OrgChart		
Signature Block	AGP Signature Block		· .
Payee Data Record (STD 204) (wet signature required)	AGP Payee Data or TIN		
Administrative General Partner #2**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP2 Cert & Legal	· ·	
Resolutions	AGP2 Reso		
Organizational Documents (see above)	AGP2 OrgDoc	·	
Organizational Chart	AGP2 OrgChart		
Signature Block	AGP2 Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP2 Payee Data or TIN		
AHD-HRI TAB FAAST File:	· · · ·	Submitted	Comments
Net Density Verification			Commence
Cap Improvements Req			
SFH Lease Addendum			
AHD Environmental			
AHD Auth to Use Grant Funds			
AHD Market Study			
AHD Site Control			
AHD Preliminary Title Report			
Past Exp AHD1 (submit documentation for each as AHE	01, AHD2, etc)		
AHD No Ag			
AHD Ag Infill			
HRI Environmental			
HRI Auth to Use Grant Funds			
HRI Market Study	· · ·		
HRI Site Control			
Past Exp HRI1 (submit documentation for each as HRI1	, HRI2, etc)		
HRI No Ag		· · · · · · · · · · · · · · · · · · ·	····

AHSC Round 5 Document Checklist				
HRI Ag Infill				
HRI Local Approvals				
Article XXXIV Attorney Opinion				
Article XXXIV Authority		· ·		
Tax Credit Reservation				
AHD-HRI Dev Sources TAB				
FAAST File:	Submitted	Comments		
EFC AHD HRI1 (submit documentation for each as HRI1, HRI2, etc)				
AHD Units & Max Funds TAB		·		
FAAST File:	Submitted	Comments		
Utility Allowance (substantiate amount used per local housing authority)				
STI TAB		· · · · · · · · · · · · · · · · · · ·		
FAAST File:	Submitted	Comments		
STI Cap Project Cost				
EFC STI1 (submit documentation for each as STI1, STI2, etc)				
STI Environmental				
STI Auth to Use Grant Funds				
STI Site Control				
Past Exp STI1 (submit documentation for each as STI1, STI2, etc)				
STI No Ag		·		
STI Ag Infill				
STI Local Approvals				
TRA TAB				
FAAST File:	Submitted	Comments		
TRA Cap Project Cost				
EFC TRA1 (submit documentation for each as TRA1, TRA2, etc)				
TRA Environmental				
TRA Auth to Use Grant Funds				
TRA Site Control				
Past Exp TRA1 (submit documentation for each as TRA1, TRA2, etc)				
TRA No Ag				
TRA Ag Infill				
TRA Local Approvals				
PGM TAB		Comments		
FAAST File: EFC PGM1 (submit documentation for each as PGM1, PGM2, etc)	Submitted	Comments		
Quantitative Policy TAB				
FAAST File:	Submitted	Comments		

AHSC Round 5 Document Checklist				
Bicycle Network Connectivity				
Safe Bicycle Routes				
Pedestrian Network Connectivity				
Safe Pedestrian Routes				
Green Building Status				
Energy Grid reductions				
GGRF Fund Evidence				
High Speed Rail Area				
Anti-Displacement Resident	······································			
Anti-Displacement Business	·			
Workforce Development		· · ·		
Program Continuation	· · · · · · · · · · · · · · · · · · ·			
Narrative-Based Policy TAB FAAST File:		Submitted	Comments	
Narrative	· ·	oublinitied	Gomments	
Local Planning Efforts	·			
Site Plan & Project Map				
Community Tracker				
Community Needs				
Climate Matrix	·	· · · · · · · · · · · · · · · · · · ·		
GHG & Co-Benefits Quantification			· · · · · · · · · · · · · · · · · · ·	
Description	FAAST File:	Submitted	Comments	
Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. <u>Click here for instructional video.</u>	GHG Benefits Calculator Tool			
Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density	GHG Affordable Housing		· ·	
Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/iobce ntermap.htm	GHG Distance to CBD			
Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space	GHG Mixed-Used Development			
Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost and on-street parking price increase	GHG Parking			

AHSC Round 5 Document Checklist			
Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	GHG Transit Subsidy		
Project area map documenting the following: - Type and location of traffic calming measures; - Type, location, and length of bicycle and pedestrian facilities; and - Key destinations in ¼ and ½ mile buffers around each bicycle and pedestrian facility	GHG Project Area Map		
Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	GHG Average Daily Traffic		
Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: -Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip	GHG Bike Share		
Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership& vehicle miles traveled or fuel consumption of transit vehicle	GHG Transit Component (Submit documentation for each new or expanded service or capital improvement and number according to order on Transit Inputs tab)		
Map documenting new or expanded transit routes or capital improvements	GHG Transit Map		
PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/	GHG PVWatts Results		
Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel; and - Size of any solar PV system required for the project by code	GHG Solar PV System		

Upload Checklists

Infill Infrastructure Grant Program of 2019

Guidelines



Governor Gavin Newsom State of California

Alexis Podesta, Secretary Business, Consumer Services, and Housing Agency

Douglas R. McCauley, Acting Director California Department of Housing and Community Development

> 2020 West El Camino Avenue, Suite 500 Sacramento, CA 95833 IIG Program Email: <u>Infill@hcd.ca.gov</u>

> > October 30, 2019

ARTICLE 1. GENERAL
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ARTICLE 1. GENERAL

Section 300. Purpose and Scope

The purpose of these Infill Infrastructure Grant Program of 2019 Guidelines (Guidelines) is to implement and interpret Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code, which establishes the Infill Infrastructure Grant Program of 2019, hereinafter referred to as the Infill Infrastructure Grant Program (IIG or Program).

Section 301. Program Overview

The Program's primary objective is to promote infill housing development. The Program seeks to accomplish this objective by providing financial assistance for infrastructure improvements necessary to facilitate new infill housing development.

Under the program, grants are available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Both infill projects and areas must have either been previously developed or be largely surrounded by development. Eligible improvements include development or reconstruction of Parks or Open Space, water, sewer or other utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks, and streetscape improvements.

Section 302. Definitions

The following definitions apply to the capitalized terms used in these Guidelines:

- (a) "Affordable Unit" means a unit that is made available at an affordable rent, as defined in Health and Safety Code section 50053, to a household earning no more than 60 percent of the Area Median Income or at an affordable housing cost, as defined in Health and Safety Code section 50052.5, to a household earning no more than 120 percent of the Area Median Income. Rental units shall be subject to a recorded covenant ensuring affordability for a duration of at least 55 years. Ownership units shall initially be sold to and occupied by a qualified household, and shall be subject to a recorded covenant that includes either a resale restriction for at least 30 years or equity sharing upon resale.
- (b) "Area Median Income" means the most recent applicable county median family income published by the California Tax Credit Allocation Committee (TCAC).
- (c) "Bus Hub" means an intersection of three or more bus routes, where one route or a combination of routes has a minimum scheduled headway of 10 minutes or at least six buses per hour during peak hours. Peak hours means the time between 7 a.m. to 10 a.m., inclusive, and 3 p.m. to 7 p.m., inclusive, Monday through Friday or the alternative peak hours designated for the transportation corridor by the transit

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agency.

- (d) "Bus Transfer Station" means an arrival, departure, or transfer point for the area's intercity, intraregional, or interregional bus service having a permanent investment in multiple bus docking facilities, ticketing services, and passenger shelters.
- (e) "Capital Asset" means a tangible physical property with an expected useful life of 15 years or more. "Capital Asset" also means a tangible physical property with an expected useful life of 10 to15 years for costs not to exceed 10 percent of the Program grant. "Capital Asset" includes major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the Capital Asset. "Capital Asset" also includes equipment with an expected useful life of two years or more. Costs allowable under this definition include costs incidentally but directly related to construction or acquisition, including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements.
- (f) "Capital Improvement Project" or "Project" means the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset that is an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or Qualifying Infill Area. Capital Improvement Projects that may be funded under the Program include, but are not limited to, those described in Section 304 (a).
- (g) "CCR" means the California Code of Regulations.
- (h) "Department" means the California Department of Housing and Community Development.
- (i) "Developer" means an Eligible Applicant that the Department may rely upon for Site Control of either the Qualifying Infill Project or the Qualifying Infill Area.
- (j) "Eligible Applicant" means one of the following:
 - (1) A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area, or
 - (2) A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
- (k) "Large Jurisdiction" means a county that is not a Small Jurisdiction, or any city within that county.

- (I) "Local Support" means support of local public agencies.
- (m) "Locality" means a California city, county, or city and county.
- (n) "Lower Income" has the meaning set forth in Health and Safety Code section 50079.5.
- (o) "Major Transit Stop" means an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (as defined in Public Resources Code section 21064.3).
- (p) "Master Development" means the proposed residential units within the Qualifying Infill Area identified in the Program application.
- (q) "Moderate-Income" has the meaning set forth in Health and Safety Code section 50093.
- (r) "MHP" shall mean the Multifamily Housing Program authorized and governed by Health and Safety Code sections 50675 through 50675.14 and the Multifamily Housing Program Guidelines.
- (s) "Net Density" means the total number of dwelling units per acre of land to be developed for residential or mixed use, excluding allowed deductible areas. Allowed deductible areas are public dedications of land which are for public streets, public sidewalks, public Open Space, and public drainage facilities. Non-allowed deductible areas include utility easements, setbacks, private drives and walkways, general landscaping, common areas and facilities, off street parking, and traditional drainage facilities exclusive to a development project. Mitigations required for development will not be included in the allowed deductible areas.
- (t) "NOFA" means a Notice of Funding Availability for the Program issued by the Department.
- (u) "Nondiscretionary Local Approval Process" means a process for development approval involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely ensures that the proposed development meets all the "objective zoning standards," "objective subdivision standards," and "objective design review standards" in effect at the time that the application is submitted to the local government, but uses no special discretion or judgment in reaching a decision.
- (v) "Open Space" means a parcel or area of land or water that is essentially unimproved and dedicated to one or more of the following purposes: (1) the preservation of

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natural resources; (2) the managed production of resources; (3) public and/or residential outdoor recreation; or (4) public health and safety.

- (w) "Park" means a facility that provides benefits to the community and includes, but is not limited to, places for organized team sports, outdoor recreation, and informal turf play; non-motorized recreational trails; permanent play structures; landscaping; community gardens; places for passive recreation; multipurpose structures designed to meet the special recreational, educational, vocational, and social needs of youth, senior citizens, and other population groups; recreation areas created by the redesign and retrofit of urban freeways; community swim centers; regional recreational trails; and infrastructure and other improvements that support these facilities.
- (x) "Program" means the Infill Infrastructure Grant Program of 2019 as implemented by these Guidelines.
- (y) "Qualifying Infill Area" means an area designated in the Program application that meets the criteria for a Qualifying Infill Area set forth in Section 303.
- (z) "Qualifying Infill Project" means a residential or mixed-use residential development project designated in the Program application that meets the criteria for a Qualifying Infill Project set forth in Section 303.
- (aa) "Recipient" means the city, county, city and county, public housing authority and/or Developer receiving a commitment of Program funds for an approved Capital Improvement Project.
- (bb) "Rural Area" has the meaning set forth in Health and Safety Code section 50199.21.
- (cc) "Site Control" means the Eligible Applicant and/or Developer has sufficient control of the property through one or more of the following:
 - (1) fee title;
 - (2) a leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all Program requirements;
 - an enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability;
 - (4) an executed disposition and development agreement, or irrevocable offer of dedication to a public agency;

- (5) a right of way or easement, which is either perpetual, or of sufficient duration to meet Program requirements, and which allows the Eligible Applicant and/or Developer to access, improve, occupy, use, maintain, repair, and alter the property underlying the right of way or easement;
- (6) an executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- (7) an executed agreement with a public agency that gives the Eligible Applicant exclusive rights to negotiate with the agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by all parties;
- (8) a land sales contract or other enforceable agreement for the acquisition of the property; or
- (9) other forms of Site Control that give the Department equivalent assurance that the Eligible Applicant or and/Developer will be able to complete the Project and all housing designated in the application in a timely manner and in accordance with all the requirements of the Program.
- (dd) "Small Jurisdiction" means a county with a population of less than 250,000 as of January 1, 2019, or any city within that county.
- (ee) "TCAC" means the California Tax Credit Allocation Committee.
- (ff) "Transit Priority Area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a transportation improvement program adopted pursuant to Title 23 of the Code of Federal Regulations section 450.216 or 450.322.
- (gg) "Transit Station" means a rail or light-rail station, ferry terminal, Bus Hub, or Bus Transfer Station. Included in this definition are planned Transit Stations otherwise meeting this definition whose construction is programmed into a regional or state transportation improvement program to be completed no more than five years from the deadline for submittal of applications set forth in the NOFA.
- (hh) "Urbanized Area" means an incorporated city or an Urbanized Area or urban cluster as defined by the United States Census Bureau. For unincorporated areas outside of an urban area or urban cluster, the area must be within a designated urban service area that is designated in the local general plan for urban development and is served by the public sewer and water.
- (ii) "Urban Uses" means any residential, commercial, industrial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

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(jj) "Very-low Income" has the meaning set forth in Health and Safety Code section 50105.

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ARTICLE 2. PROGRAM REQUIREMENTS

Section 303. Eligible Projects

- (a) To be eligible for funding, a Capital Improvement Project must be an integral part of, or necessary for the development of either a Qualifying Infill Project or housing designated within a Qualifying Infill Area.
- (b) To be eligible for funding, all applications must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area.
 - (1) Each Qualifying Infill Project must be a discrete development and all housing development components must have been planned as one development and jointly considered for local land use approval, with common, affiliated or contractually related ownership and financing structures.
- (c) For both Large Jurisdictions and Small Jurisdictions, the Qualifying Infill Project or Qualifying Infill Area must:
 - (1) Be located in an Urbanized Area.
 - (2) Be located in a Locality with an adopted housing element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, pursuant to Government Code section 65585 at time of application
 - (3) Be located in a Locality that, at the time of application, has submitted its housing element annual progress reports as required by Government Code section 65400 to the State of California for 2017 through the most recently required annual progress report.
 - (4) Include not less than 15 percent of the total residential units to be developed in the Qualifying Infill Project or Qualifying Infill Area as Affordable Units.
 - (A) For developments that contain both rental and ownership units, units of either or both product types may be included in the calculation of the percentage of Affordable Units.
 - (B) To the extent included in a Capital Improvement Project grant application, for the purpose of calculating the percentage of Affordable Units, the Department may consider the entire Master Development in which the development seeking grant funding is included.

- (C) Where applicable, an Eligible Applicant may include a replacement housing plan to ensure that dwelling units housing persons and families of low or Moderate-Income are not removed from the low- and Moderate-Income housing market. Residential units to be replaced shall not be counted toward meeting the affordability threshold required for eligibility for funding under this section.
- (D) A Qualifying Infill Project or Qualifying Infill Area for which a recorded disposition and development agreement or other recorded project or area-specific agreement between the Developer and the local agency having jurisdiction over the project has been executed on or before July 31, 2019, shall be deemed to meet the affordability requirement of this paragraph if the agreement includes affordability restrictions that subject the Qualifying Infill Project, Qualifying Infill Area to the production of affordable units for Very Low, Lower- or Moderate-Income households.
- (E) New housing units that replace demolished units that have been occupied by low or Moderate-Income households within the last five years from the deadline for submittal of applications shall not count toward meeting the requirements of this paragraph.
- (5) Include average residential Net Densities on the parcels to be developed that are equal to or greater than the densities described in subparagraph (B) of paragraph (3) of subdivision (c) of section 65583.2 of the Government Code, except that in a Rural Area the average residential Net Densities on the parcels to be developed shall be at least 10 units per acre. Minimum densities for Localities that are not Rural Areas may be found in Appendix 1 of the housing element law memorandum issued by the Department's Division of Housing Policy Development dated June 20, 2012.
 - (A) A city with a population greater than 100,000 in a standard metropolitan statistical area or a population of less than 2,000,000 may petition the Department for, and the Department may grant, an exception to the density requirements set forth in this subsection, if the city believes it is unable to meet the density requirements described herein. The city shall submit the petition with its application and shall include the reasons why the city believes the exception is warranted. The city shall provide information supporting the need for the exception, including, but not limited to, any limitations that the city may encounter in meeting the density requirements specified in subsection (5). Any exception shall be for the purposes of this section only. This subdivision shall become inoperative on January 1, 2023.
- (6) Be located in an area designated for mixed-use or residential development pursuant to one of the following:

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- (A) A general plan, or general plan amendment, adopted pursuant to Government Code section 65300.
- (B) A sustainable communities strategy adopted pursuant to Government Code section 65080.
- (C) A specific plan adopted pursuant to Government Code section 65450
- (D) A workforce housing opportunity zone established pursuant to Government Code section 65620.
- (E) A housing sustainability district established pursuant to Government Code section 66201.
- (7) The Eligible Applicant must identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, acceptable to the Department to reliably ensure that future development will occur at an overall Net Density equaling or exceeding that set forth in Section 303(c)(5) and the Net Density proposed in the application for the purposes of rating pursuant to Section 309 (c) and section 310 (c), and determining the maximum grant amount pursuant to Section 305. This mechanism must be in effect and legally enforceable prior to the disbursement of Program funds.
 - (8) Eligible Applicants shall designate the proposed residential units in the Qualifying Infill Project, or within the Qualifying Infill Area, that the Eligible Applicant intends to utilize for the purpose of establishing the maximum Program grant amount pursuant to Section 305, and for the purpose of rating applications pursuant to Sections 309 or 310. Any such designated units must be utilized for both purposes in applications from Large Jurisdictions.
 - (9) The application must demonstrate that the percentage of Affordable Units, and units restricted to other income limits and rents as designated for the purpose of determining the maximum Program grant amount in Section 305 and for rating purposes pursuant to Sections 309 or 310, shall be maintained or exceeded through the completion of each residential development proposed in the application. The Department may modify the requirement set forth in the previous sentence to conform to a similar local public agency requirement, provided that it determines that the local requirement will reliably result in completion of the required Affordable Units within a reasonable period of time.
 - (10) Construction shall not have commenced on any units designated in the application prior to the deadline for applications submittal set forth in the NOFA, except for Affordable Units identified in a disposition and development agreement or other project- or area-specific agreement between the

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Developer and the local agency having jurisdiction over the Affordable Units executed on or before July 31, 2019 that requires the Affordable Units to be built as a condition of local approval for the other units designated in the application, where the Developer of the other units contributed funds or land to cover costs of developing the Affordable Units, in an amount not less than 25 percent of the total development cost of the Affordable Units.

- (d) For purposes of evaluating applications from Large Jurisdictions:
 - (1) "Qualifying Infill Area" means a contiguous area located within an Urbanized Area (i) that has been previously developed, or where at least 75 percent of the perimeter of the area adjoins parcels that are developed with Urban Uses, and (ii) in which at least one development application has been approved or is pending approval for a residential or mixed-use residential project that meets the definition and criteria in this section for a Qualifying Infill Project.
 - (2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
- (e) For purposes of evaluating applications from Small Jurisdictions:
 - (1) "Qualifying Infill Area" means a contiguous area located within an Urbanized Area that meets either of the following criteria:
 - (A) The area contains sites included on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a) of section 65583 of the Government Code, and at least 50 percent of the perimeter of the area shall adjoin parcels that are developed with urban uses.
 - (B) The Capital Improvement Project for which funding is requested is necessary, as documented by an environmental review or some other adopted planning document, to make the area suitable and available for residential development, or to allow the area to accommodate housing for additional income levels, and the area otherwise meets the requirements for inclusion on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a)

of section 65583 of the Government Code. At least 50 percent of the perimeter of the area shall adjoin parcels that are developed with Urban Uses.

- (2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 50 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
- (3) Applications from Small Jurisdictions must include a complete description of the Capital Improvement Project and requested grant funding for the Project. The application must describe how the project is necessary to support the development of housing, and how it meets the criteria of this section, including;
 - (A) A financial document that shows the gap financing needed for the project.
 - (i) For a Qualifying Infill Project located in the unincorporated area of the county, the Department shall allow an Eligible Applicant to satisfy the requirement in this paragraph by submitting copies of an application or applications for other sources of state or federal funding for a Qualifying Infill Project.
 - (B) Documentation of all necessary entitlement and permits, and a certification from the Eligible Applicant that the project is shovel-ready.
 - (i) For a Qualifying Infill Project located in the unincorporated area of the county, the department shall allow the Eligible Applicant to meet the requirement described in this paragraph by submitting a letter of intent from a willing affordable housing Developer that has previously completed at least one comparable housing project, certifying that the Developer is willing to submit an application to the county for approval by the county of a Qualifying Infill Project within the area in the event that the funding requested pursuant to this subdivision is awarded.

Section 304. Eligible Costs

(a) Program grant funds must be used for reasonable and necessary costs of a Capital Improvement Project. Costs must be reasonable compared to similar infrastructure projects of modest design in the general area of the Capital Improvement Project. Eligible costs include the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvements of the following:

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- (1) The creation, development, or rehabilitation of Parks or Open Space.
- (2) Water, sewer, or other utility service improvements and relocation.
- (3) Street, road, and bridge construction and improvement.
- (4) Required replacement of Transit Station parking spaces, not to exceed \$50,000 per space.
- (5) Residential parking and mechanical parking lifts. The minimum residential per unit parking spaces in parking structures, as required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$50,000 per permitted space.
- (6) Transit linkages and facilities, including, but not limited to, related access plazas or pathways, or bus and transit shelters.
- (7) Facilities that support pedestrian or bicycle transit.
- (8) Traffic mitigation devices, such as street signals.
- (9) Site clearance, grading, preparation and demolition.
- (10) Sidewalk or streetscape improvements, including, but not limited to, the reconstruction or resurfacing of sidewalks and streets or the installation of lighting, signage, or other related amenities, including shade structures, seating, landscaping, streetscaping, public safety improvements, and public art. Program funding for public art may not exceed 5 percent of the total Program award.
- (11) Storm drains, stormwater detention basins, culverts, and similar drainage features.
- (12) Required environmental remediation necessary for the development of the Capital Improvement Project, where the cost of the remediation does not exceed 50 percent of the Program grant amount.
- (13) Site acquisition or control for the Capital Improvement Project including, but not limited to, easements and rights of way. Such costs must be deemed reasonable and demonstrated by documentation that may include appraisals, purchase contracts, or any other documentation as determined by the Department.
- (14) Other capital asset costs approved by the Department and required as a condition of local approval for the Capital Improvement Project.

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- (15) Impact fees required by local ordinance are eligible for Program funding only if used for the identified Capital Improvement Project. Funded impact fees may not to exceed 5 percent of the Program award.
- (b) The following costs are not eligible:
 - Parking spaces and structures, except as provided in Section 304 (a)(4) and
 (5).
 - (2) Costs of site acquisition for housing and mixed-use structural improvements.
 - (3) Costs of housing or mixed-use structures.
 - (4) Soft costs related to ineligible costs.
 - (5) In-lieu fees for local inclusionary programs.

Section 305. Grant Terms and Limits

- (a) The total maximum grant amount shall be limited based on the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. Replacement housing units may be included in the calculation of the total maximum grant amount. The Department shall publish a table listing per unit grant limits for each NOFA based on these factors. The total actual grant amount shall be based upon the lesser of the amount necessary to fund the Capital Improvement Project or the maximum amount calculated from the table published by the Department.
- (b) The Program establishes the following minimum and maximum award amounts:
 - For Qualifying Infill Projects, the Program grant amount shall not be less than \$1 million, or \$500,000 for Rural Areas, and shall not exceed \$7.5 million for each NOFA.
 - (2) For Qualifying Infill Areas, the Program grant amount shall not be less than \$2 million, or \$1 million for Rural Areas, and shall not exceed \$30 million for each NOFA.
 - (3) Over the life of the Program, the total of all Program awards, including previous and future awards made under the Infill Infrastructure Grant Program of 2007, shall not exceed \$60 million for any single Qualifying Infill Project or Qualifying Infill Area.
 - (4) The Department will fund only one application for each Capital Improvement Project or portion thereof.

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- (5) In each NOFA, the Department will fund only one application for each Qualifying Infill Project and Qualifying Infill Area.
- (c) The Eligible Applicant must demonstrate that the grant does not result in the Developer(s) benefiting from the Qualifying Infill Project, Qualifying Infill Area or the Capital Improvement Project by realizing a profit that is within the limits set forth in California Code of Regulations, Title 4, section 10327.
- (d) The Eligible Applicant must demonstrate that Program funds are reasonably necessary for Project feasibility and no other source of funding is reasonably available
- (e) The Eligible Applicant must demonstrate that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible as evidenced by documentation such as, but not limited to, a market study, Project proforma, sources and uses statement, or other feasibility documentation that is standard industry practice for the type of proposed housing development (except as described in Section 303 (e)(3).
- (f) Where the Qualifying Infill Project is receiving low-income housing tax credits, the Recipient may provide Program funds to the Developer of the Qualifying Infill Project in the form of a zero (0) percent, deferred payment loan, with a term of at least 55 years. The loan may be secured by a deed of trust, which may be recorded with the local county recorder's office, provided, however, the beneficiary of the loan shall not under any circumstances exercise any remedy, including, without limitation, foreclosure, under the deed of trust without the prior written consent of the Department, in its sole and absolute discretion. The loan may not be sold, assigned, assumed, conveyed or transferred to any third party without prior written Department approval in its sole and absolute discretion. For Projects assisted by other Department funding programs, repayment of the loan between the Recipient and the Developer shall be limited to (1) no repayments to the Recipient until the maturity date or (2) repayment only from "distributions" from the Project within the meaning of Title 25, California Code of Regulations section 8301(i). The Recipient shall be responsible for all aspects of establishing and servicing the loan. The provisions governing the loan shall be entirely consistent with these Guidelines and all documents required by the Department with respect to the use and disbursement of Program funds. All documents governing the loan between the Recipient and the Developer borrower shall contain all the terms and conditions set forth in this subdivision and shall be subject to the review and approval of the Department prior to making the loan. This subdivision shall apply to any Qualifying Infill Project receiving low-income housing tax credits regardless of the date of the Program award.

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- (g) Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Qualifying Infill Project supported by the Capital Improvement Project.
- (h) Funds will be disbursed as progress payments for approved eligible costs incurred subject to the requirements of these Guidelines.
- (i) Where approval by a local public works department, or an entity with equivalent jurisdiction, is required for the Capital Improvement Project, the Recipient must submit, prior to the disbursement of grant funds, a statement or other documentation acceptable to the Department, indicating that the Capital Improvement Project is consistent with all applicable policies and plans enforced or implemented by that department or entity.
- (j) The Uniform Multifamily Regulations (UMRs) in title 25, division 1, chapter 7, subchapter 19 (commencing with section 8300) of the California Code of Regulations is hereby incorporated by reference into these Guidelines. In the event of a conflict between the UMRs and these Guidelines, the provisions of these Guidelines shall prevail.

Section 306. Performance Requirements

- (a) Recipients shall, within the time set forth in the Standard Agreement, but not more than two (2) years from the date of the Program award, begin construction of the housing units which were used as the basis for calculating the Program award.
- (b) Recipients shall, within the time set forth in the Standard Agreement, but not more than five (5) years from the date of the Program award, complete construction of the housing units which were used as the basis for calculating the Program award. Completion of construction must be evidenced by a certificate of occupancy or equivalent documentation.
- (c) The Standard Agreement and disbursement agreement must be executed in accordance with the following subsections. Failure to meet the requirements of Section 306 (c)(1) and 306 (c)(2) will result in the Department's recapture of the grants awarded.
 - (1) The Standard Agreement must be executed within two (2) years from the date of award.
 - (2) The disbursement agreement must be executed within two (2) years from the date of award.
- (d) Program funds must be disbursed in accordance with the deadlines specified in the Standard Agreement, and in no event later than the following disbursement deadlines.

- (1) Program funds must be disbursed within four (4) years from the date of award.
- (2) The maximum disbursement extension deadline is seven (7) years from the date of award.
 - (A) The Department may approve a disbursement extension deadline request up to the applicable maximum disbursement extension deadline if the Recipient demonstrates, to the satisfaction of the Department, that it has complied with performance milestones identified in the Standard Agreement.
- (e) Recipients will be required to repay disbursed Program grant funds where construction of residential units used as the basis for calculating the grant amount pursuant to Section 305(a) has not received building permits within two years from the date of the Program grant award. The amount to be repaid shall be the same proportion to the total grant amount as the number of residential units where construction has not timely commenced to the total number of designated residential units.
- (f) Where a Locality is participating in the Program pursuant to Section 307, that Locality shall not be held liable for the construction and continued operation of the Qualifying Infill Project or the housing designated in the Qualifying Infill Area.
- (g) Recipients of Qualifying Infill Area awards must have closed construction period financing on a Qualifying Infill Project before a subsequent Program application is submitted within the same project area or adjoining project areas.

ARTICLE 3. APPLICATION PROCEDURES

Section 307. Application Process

- (a) The Department shall offer Program funds through Notices of Funding Availability. Applications shall be made on forms made available by the Department, except as indicated in Section 303 (e)(3). Applications selected for funding shall be approved subject to conditions specified by the Department.
- (b) The Large Jurisdiction Notice of Funding Availability will specify the amount of funds available, application requirements, minimum eligibility point scores, the deadline for submittal of applications, the schedule for rating and ranking applications and awarding funds, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
 - (1) The Department shall accept applications for Projects in Large Jurisdictions and evaluate them on a competitive basis. The NOFA for Large Jurisdictions may specify a minimum number of ranking points for a Project to be eligible for funding.
 - (2) The Department may elect to not evaluate compliance with some or all threshold requirements for applications from Large Jurisdictions that are not within a fundable range, as indicated by a preliminary point scoring.
 - (3) In the event of two or more applications having the same rating and ranking scores, the Department will apply a tie- breaking criterion outlined in the NOFA.
 - (4) The Department shall evaluate applications from Large Jurisdictions for compliance with the threshold requirements listed in Section 308, and score them based on the application selection criteria listed in Sections 309 or 310. The highest scoring Large Jurisdiction applications that meet all threshold requirements shall be selected for funding as specified in the NOFA, except that the Department may make adjustments in this procedure to meet approximately the following geographic distribution objectives of each NOFA:
 - (A) Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura counties);

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- (B) Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
- (C) Target 45 percent of total funds to projects located in Northern California Large Jurisdiction counties (those not located in the Large Jurisdiction counties specified in previous paragraphs).
- (c) The NOFA for Small Jurisdictions will specify the amount of funds available, application requirements, the date the Department will begin accepting applications, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
 - (1) The Department shall accept applications for Projects in Small Jurisdictions on an over the counter basis and evaluate them for compliance with the eligibility requirements listed in Section 303 and threshold requirements listed in Section 308. Small Jurisdiction applications that meet all threshold and eligible Project requirements shall be selected for funding as specified in these Guidelines and the NOFA for Small Jurisdictions.
- (d) All applications shall include a Locality or a public housing authority as an applicant.
 - (1) A Locality or public housing authority identified as an applicant of either a Qualifying Infill Area or Qualifying Infill Project shall only be a party to the Standard Agreement when that Locality or public housing authority has an ongoing ownership interest in the Capital Improvement Project identified in the application.
 - (2) Where a Locality or public housing authority is participating in the Program pursuant to Section 307(d)(2), and has no on-going ownership interest in the Capital Improvement Project, that Locality's responsibility shall be limited to providing an official written certification of support for the Capital Improvement Project, and that Locality shall not be required to be party to the Standard Agreement.

Section 308. Application Threshold Requirements

- (a) The Capital Improvement Project set forth in the application must be eligible pursuant to Section 303, and the Eligible Applicant must be eligible pursuant to Section 307. Additionally, the following requirements apply to all applications:
 - (1) Construction of the Capital Improvement Project has not commenced as of the deadline for submittal of applications set forth in the NOFA

- (2) The Capital Improvement Project is infeasible without Program funds, and other available funds are not being supplanted by Program funds.
- (3) The Eligible Applicant of the Capital Improvement Project must have Site Control sufficient to ensure the timely commencement of the Capital Improvement Project as determined by the Department.
- (4) All proposed uses of Program funds must be eligible pursuant to Section 304.
- (5) Funds awarded pursuant to this section shall supplement, not supplant, other available funding.
- (b) The application must be sufficiently complete to assess the feasibility of the application and its compliance with Program requirements.

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Section 309. Selection Criteria for Qualifying Infill Projects in Large Jurisdictions

Applications for Qualifying Infill Projects in Large Jurisdictions shall be rated using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of their developments, provided these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section, and determining the maximum grant amount calculated pursuant to Section 305(a). Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Project	Maximum Score
Project Readiness	100
Affordability	60
Density	40
Access to Transit	20
Proximity to Amenities	20
Consistency with Regional Plans	10
Total	250

Project Readiness – 100 points maximum

Readiness points will be awarded as follows:

(1) Environmental Review Status - 30 points maximum

> Applications will be awarded points based on the extent to which environmental reviews have been completed for the Qualifying Infill Project:

- (A) Documented compliance with the California Environmental Quality Act and the National Environmental Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed, shall receive 30 points.
- (B) Issuance of a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment, shall receive 15 points.
- (2)Land Use Entitlement Status - 30 points maximum

Applications will be awarded points based on the extent that the Qualifying Infill Project can secure necessary entitlements from the local jurisdiction within a reasonable period of time, as follows:

a)

- (A) Applications which demonstrate that all necessary local land use approvals, excluding design review, have been granted for the Qualifying Infill Project, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) shall receive 30 points.
- (B) Applications which demonstrate that the Qualifying Infill Project is eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Local Approval Process and has submitted all applications for such necessary approvals shall receive 15 points.
- (C) Applications which demonstrate that the Qualifying Infill Project is consistent with all relevant local planning documents and zoning ordinances and applications for all necessary discretionary local land use approvals, excluding design review, have been submitted, accepted, and deemed complete by the appropriate local agencies shall receive 15 points.
- (3) Funding Commitments 20 points maximum

Applications will be awarded points as follows based on the extent the Eligible Applicant has secured enforceable funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project.

(A) Funding Commitment Levels:

Rental housing developments

Construction Financing	Permanent Financing	Points
At least 90% of the total development cost, less deferred costs	At least 90% of the total development cost, less deferred costs	20
Construction	Permanent	Points
Financing	Financing	
At least 75% of the	At least 75% of the	10
total development	total development	
	total development cost, less deferred	

Construction	Points
Financing	

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At least 50% of the	5
total development	
cost, less deferred	
costs	

Ownership developments

Construction	Permanent	Points
Financing	Financing	
At least 90% of the	At least 90% of the	20
total development	total development	
cost including all	cost including all	
necessary public	necessary public	
agency funds, less	agency funds, less	
deferred costs	private mortgage	
	financing and	
	deferred costs	

Construction	Permanent	Points
Financing	Financing	,
At least 75% of the	At least 75% of the	10
total development	total development	
costs, less deferred	cost, less deferred	
costs	costs	

Construction Financing	Points
At least 50% of the	5
total development	
cost including all	
necessary public	
agency funds, less	
deferred costs	

Combined rental and ownership developments

Applications designating both rental and ownership units will be awarded points on the funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project on a percentage basis in proportion to the number of rental and ownership units. For example, in a 100 unit development consisting of 80 rental units and 20 ownership units, the number of points will be weighted 80 percent for the funding commitments associated with the rental units and 20 percent for the funding commitments associated with the ownership units, then the respective scores for each component will be combined, not to exceed 20 points.

- (B) Allowable Program funds and 4 percent low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) will be considered committed in this calculation. A Land Donation in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a Local Fee Waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a gualified appraiser who is a Member of the Appraisal Institute (MAI) conducted within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local public agency. Funds conditionally reserved under the following programs shall be accepted as funding commitments: the United States Department of Housing and Urban Development's (HUD) Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and the Community Development Block Grant Program (CDBG). Deferred-payment financing, grant funds and subsidies from other Department programs proposed for Project financing must be awarded for Large Jurisdictions prior to final rating and ranking for the IIG application or prior to application submission for a Small Jurisdiction.
- (C) For self-help homeownership developments utilizing United States Department of Agriculture (USDA) 502 Loans, those funds shall be considered committed if the Eligible Applicant is an active 523 grantee that has Site Control of the Capital Improvement Project and a letter of support from USDA.
- (D) Owner equity contributions or Developer funds shall not be substituted later with a different funding source or forgone if committed in the application, except that a substitution may be made for up to 50 percent of deferred developer fee. The Department may require the Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.
- (4) Local Support 12 points maximum
 - (A) Points will be awarded for one of the following:

- Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 25 percent of the Program grant will be awarded 12 points.
- Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 3 points.
- (B) For purposes of awarding points pursuant to this section, the following will also be considered a commitment of Local Support:
 - (i) Conditionally reserved federal or state program funds administered by a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project shall also be accepted as funding commitments demonstrating Local Support. Such programs include, but are not limited to, the HUD Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and Community Development Block Grant Program (CDBG).
 - (ii) A Land Donation or a Local Fee Waiver may be considered a commitment of Local Support. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a qualified appraiser who is a Member of the Appraisal Institute (MAI) conducted within one year of the application deadline. A commitment of Local Support in the form of a Local Fee Waiver must be evidenced by written documentation from the local public agency.
- (5) Prohousing Policies 8 points maximum
 - (A) Points will be awarded for each of the following:
 - (i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.

- (ii) Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
- (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.
- (iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government Code section 65852.2, as follows;
 - parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Government Code section 65852.2,
 - processing and impact fee waivers or reductions of 50 percent or more,
 - ministerial approval in fewer than 45 days,
 - reduction or modifications of development standards for side yard setbacks of five feet or less,
 - reduction or modifications of development standards to two story heights,
 - reduction or modifications of development standards to allow 60 percent or more lot coverage,
 - no minimum lot size requirement,
 - provisions for affordability, or
 - offering support programs such as a user-friendly website.
- (v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for

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multifamily residential development or adopt fee transparency measures including publicly available fee calculators.

(b) Affordability – 60 points maximum

Applications will be awarded points based on the percentage of units in the Qualifying Infill Project restricted to occupancy by various income groups. Applications designating only rental units in the Qualifying Infill Project may elect to have their applications scored in accordance with any one of the two following scales. Applications designating ownership units, or a combination of rental and ownership units, must utilize the scale set forth in paragraph 2 below.

- (1) The scale used by MHP, as specified in the Multifamily Housing Program Guidelines section 7320(b)(1). Eligible Applicants making this election shall be awarded 60/35 points for every 1 point they would be eligible to receive using MHP's system (applications eligible for the maximum possible 35 points using the MHP scale receive the maximum possible points in this category for the Program).
- (2) The following scale:
 - (A) .30 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.
 - (B) .80 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.
 - (C) .40 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes not exceeding 50 percent of Area Median Income.
 - (D) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income, or that are or will be covered by a long-term, project-based rental or operating subsidy contract under a program that either has a history of predominately serving households at this income level or that by design will reliably serve this population.
- (3) Owner-occupied units shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.

(4) For rental units used as the basis for point scores in the application, rent limits for initial occupancy and for each subsequent occupancy shall be based on unit type, applicable income limit, and area in which the Qualifying Infill Project is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against the Qualifying Infill Project with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

(c) Density – 40 points maximum

Applications will be scored based on the extent to which the average Net Density of the Qualifying Infill Project, adjusted by unit size, exceeds the required density specified in Section 303(c)(5). Net Density calculations shall be evidenced by a date stamped map certified by a licensed State of California professional such as an architect, engineer, or surveyor.

(1) Net density will be adjusted by unit size (and commercial space as applicable) as follows:

Example = Mixed-use project, three-quarter ($\frac{3}{4}$) acre, urban site, with twelve 1-bedroom units at 800 sq. ft. each, twelve 2-bedroom units at 1,100 sq. ft. each, and 5,000 sq. ft. of commercial space.

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Based on the density factors in the chart below, the equation looks like this:

 12×0.9 (1 bedroom units) = 10.8 12×1.2 (2 bedroom units) = 14.4

To attribute density to the commercial space, utilize the square footage and bedroom count of the largest unit in the project to determine how many whole units would fit into the square footage of the commercial space.

For this example, the largest unit is a 2-bedroom, 1,100 square foot unit. 5,000 square feet (commercial space) would accommodate four (4) of these units. Multiply that result by the appropriate factor:

 4×1.2 (2-bedroom units) = 4.8

To calculate the percentage at which this project meets or exceeds the required density, add all three resulting calculations above, and divide by the minimum density required for the project site (in this case 30 units/acre for an urban site), then by the number of acres in the project, then multiply by 100 (for percentage):

(10.8+14.4+4.8)/30 = 1/.75=1.3333x100=133.33%

Unit Size	Factor
(Bedrooms)	
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

(2) Points will be awarded in accordance with the following schedule:

Adjusted Net	Points
Density as a	
Percentage of	
Required Density	
150% or More	40
140% to 149.9%	30
130% to 139.9%	20
120% to 129.9%	15
110% to 119.9%	10
Less than 110%	0

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(d) Access to Transit – 20 points maximum

Points will be awarded based on the proximity of the Qualifying Infill Project to a Transit Station or Major Transit Stop as follows. The distance to a Transit Station or Major Transit Stop shall be evidenced by a scaled map. For the purposes of this subdivision (d), "walkable route" shall mean a route which after completion of the proposed Project, shall be free of negative environmental conditions that deter pedestrian circulation, such as barriers; stretches without sidewalks or walking paths; noisy vehicular tunnels; streets, arterials or highways without regulated crossings that facilitate pedestrian movement; or stretches without lighted streets.

- (1) 20 points will be awarded to a Qualifying Infill Project within one quarter mile of a Transit Station or Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.
- (2) 10 points will be awarded to a Qualifying Infill Project within one half mile of a Transit Station or a Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.
- (e) Proximity to Amenities 20 points maximum

Applications will be awarded points based on the proximity or accessibility of the Qualifying Infill Project to the following existing amenities or amenities that will be in service when the Qualifying Infill Project is completed. The distance to amenities shall be evidenced by a scaled map.

Applications may receive only one award of points from each of the following subcategories:

- (1) The Qualifying Infill Project is within one-quarter mile of a Park (one-half mile for Rural Area projects) (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities), 6 points, or within one-half mile (one (1) mile for Rural Area projects), 4 points.
- (2) The Qualifying Infill Project is within one (1) mile of a locally recognized employment center with a minimum of fifty (50) full-time employees (two (2) miles for Rural Area projects), 7 points, or within two (2) miles

(four (4) miles for Rural Area projects), 4 points. An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed Qualifying Infill Project, such as a large hospital, industrial park, commercial district, or office area.

- (3) The Qualifying Infill Project is within one mile of a locally recognized retail center with a minimum of fifty full-time employees (two miles for Rural Area projects), 7 points, or within two miles (four miles for Rural Area projects), 4 points. A retail center is a downtown area or recognized neighborhood or regional shopping mall.
- (4) For Qualifying Infill Projects where at least 50 percent of the units have two or more bedrooms, the Qualifying Infill Project is within onequarter mile of a public school or community college that residents of the Qualifying Infill Project may attend (one-half mile for Rural Area projects), 7 points, or within one-half mile (one mile for Rural Area projects), 4 points.
- (5) For a Qualifying Infill Project that is a special needs or single room occupancy development, as defined by TCAC, or a special needs or supportive housing project, as defined under MHP, the Qualifying Infill Project is located within one-half mile of a social service facility that operates to serve residents of the Qualifying Infill Project, 7 points or within one mile, 4 points.
- (6) For a Qualifying Infill Project that is reserved for qualified senior citizens under Civil Code sections 51.2, 51.3 and 51.4, the Qualifying Infill Project is within one-quarter mile of a senior center or a facility regularly offering services specifically designed for seniors (one-half mile for Rural Area projects), 7 points or within one-half mile (one mile for Rural Area projects), 4 points.
- (7) For a Qualifying Infill Project where at least 25 percent of the units are two bedroom or larger and an additional 25 percent of the units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

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- (f) Consistency with Regional Plans –10 points maximum
 - (1) Points will be awarded for each of the following:
 - (A) 5 points will be awarded if the Qualifying Infill Project supports the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission.
 - (B) If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Project supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission.
 - (C) A Qualifying Infill Project in which not less than 50 percent of the land area is within a Transit Priority Area shall receive 5 points. Evidence of Qualifying Infill Project location, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

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Section 310. Selection Criteria for Qualifying Infill Areas in Large Jurisdictions

Applications for Capital Improvement Projects associated with Qualifying Infill Areas in Large Jurisdictions shall be awarded points using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of the developments within the Qualifying Infill Area, provided that these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section 310 and the maximum grant amount calculated pursuant to Section 305.. Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Areas	Maximum Score
Area Readiness	100
Affordability	60
Density	40
Access to Transit	20
Proximity to Amenities	20
Consistency with Regional Plans	. 10
Total	250

(a) Area Readiness – 100 points

Readiness points will be awarded as follows:

- (1) Multiple Qualifying Infill Projects 10 points maximum
 - (A) Qualifying Infill Areas with three or more Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 10 points.
 - (B) Qualifying Infill Areas with two Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 5 points.
- (2) Environmental Review Status 25 points maximum
 - (A) Applications with documented compliance with the California Environmental Quality Act and the National Environmental

Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed will receive 25 points.

- (B) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 15 points.
- (C) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 5 points.
- (D) Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date will receive 5 points.
- (3) Land Use Entitlement Status 25 points maximum

Applications will be awarded points based on the extent that developments within the Qualifying Infill Area can secure necessary entitlements from the local jurisdiction within a reasonable period of time.

- (A) Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than 50 percent of the housing units proposed for development within the Qualifying Infill Area have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) will receive 25 points.
- (B) Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than one-third of the housing units proposed for development within the Qualifying Infill Area have been granted will receive 20 points.

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- (C) Applications which demonstrate that the Qualifying Infill Area is subject to a general plan, specific plan, community plan or similar area-specific plan, adopted by the Locality in which the Qualifying Infill Area is located and the housing proposed in the application is consistent with such plan will receive 10 points.
- (D) Applications which demonstrate that all approvals by a local land use authority (e.g., planning or community development director or zoning administrator) for the Capital Improvement Project within the Qualifying Infill Area have been granted will receive 5 points.
- (4) Funding Commitments 20 points maximum

Applications will be awarded points based on the extent to which the housing in the Qualifying Infill Area and the Capital Improvement Project can secure sufficient funding in a timely manner, as follows (An application may not receive points under both paragraphs (B) and (C)):

- (A) Up to 10 points shall be awarded based on the percentage of total residential units to be developed in the Qualifying Infill Area that are in developments for which enforceable commitments have been obtained for all necessary construction period funding, in accordance with the following schedule, and excluding tax credit equity, tax-exempt bonds, and funding provided by this and other Department funding program(s) provided that the other Department funding is awarded prior to or simultaneously with the final rating and ranking of the Program application.
 - (i) A Land Donation supported by an appraisal may be considered a commitment. For self-help homeownership developments utilizing USDA 502 loans, those funds shall be considered committed if the active 523 grantee has Site Control and a letter of support from USDA.

Percentage of Total Residential Units Points	
In Developments with Committed	
Construction Funding	
75% or more	10.0
50% to 74.9%	7.5
25% to 49.9%	5.0
10% to 24.9%	2.5

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- (B) Ten (10) points shall be awarded for obtaining enforceable commitments for all construction period funding for the Capital Improvement Project, excluding funding provided by another Department funding program provided that this funding is awarded prior to or simultaneously with the final rating and ranking of the Program application. A Land Donation supported by an appraisal may be considered an enforceable commitment.
- (C) Five (5) points shall be awarded for obtaining documentation including, but not limited to, letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the Capital Improvement Project.
- (D) Owner equity contributions or developer funds shall not be subsequently substituted with a different funding source or forgone if committed in the application, except that a substitution may be made up to 50 percent of the deferred developer fee. The Department may require the Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.
- (5) Local Support 12 points maximum
 - (A) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 25 percent of the Program grant will receive 12 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.
 - (B) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 6 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.
- (C) Three (3) points will be awarded if at least 50 percent of the residential units in the Qualifying Infill Area are located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application

- (6) Prohousing Policies 8 points maximum
 - (A) Points will be awarded for each of the following:
 - (i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
 - (ii) Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
 - (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.
 - (iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government Code section 65852.2, as follows;
 - parking reductions to 0.75 or less spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Government Code section 65852.2,
 - processing and impact fee waivers or reductions of 50 percent or more,
 - ministerial approval in less than 45 days,
 - reduction or modifications of development standards of side yard setbacks to five feet or less,
 - reduction or modifications of development standards to two story heights,

- reduction or modifications of development standards to allow 60 percent or more lot coverage,
- no minimum lot size requirement,
- provisions for affordability, or
- offering support programs such as a user-friendly website.
- (v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures including publicly available fee calculators.
- (b) Affordability 60 points maximum

Applications will be awarded points based on the percentage of units to be developed in the Qualifying Infill Area that will be restricted to occupancy by various income groups, in accordance with the following schedule.

- (1) 2.0 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.
- (2) 2.4 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.
- (3) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 60 percent of Area Median Income.
- (4) 4.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income.
- (5) Owner-occupied units proposed for points under this category shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.
- (6) For rental units used as the basis for point scores in the application, rent limits for initial occupancy, and for each subsequent occupancy shall be based on unit type, applicable income limit, and area in which the Qualifying Infill Area is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent

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and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against housing developments in the Qualifying Infill Area with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

(c) Density – 40 points maximum

Applications will be awarded points based on the extent to which the average Net Density of the Qualifying Infill Area, adjusted by unit size, exceeds the required density specified in Section 303(a)(4).

(1) Net Density will be adjusted for unit size by multiplying the factors shown below by the total number of units in each unit size category, then summing the resulting products then dividing by the net area of all projects. Net Density calculations shall be evidenced by a date stamped map certified by a licensed State of California professional such as an architect, engineer, or surveyor. For a suburban three-site Qualifying Infill Area:

Project # 1	7 2-Bedroom Units	5 3-Bedroom Units	.75 Acre
Project # 2	6 2-Bedroom Units	8 3-Bedroom Units	.65 Acre
Project # 3	9 2-Bedroom Units	7 3-Bedroom Units	.50 Acre

The adjusted Net Density would be 22 two-bedroom units times 1.2 plus 20 three-bedroom units times 1.6) or 58.4. Dividing this by 20 (suburban Minimum Density) and 1.9 acres (net area of the 3 sites) and multiplied by 100 results in an adjusted Net Density as a Percentage of Required Density of 153.7 percent which yields 15 points for Density.

Unit Size (Bedrooms)	Factor
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

(2)

Points will be awarded in accordance with the following schedule:

.40

Adjusted Net Density as a Percentage of Required Density	Points
200% or more	40
175% to 199.9%	30
150% to 174.9%	20
125% to 149.9%	15
110% to 124.9%	10
Less than 110%	0

(d) Access to Transit – 20 points maximum

Points will be awarded based on the percentage of residential units in the Qualifying Infill Area which are in developments which meet the criteria for proximity to a Transit Station or Major Transit Stop set forth in paragraph 309(d) relative to the total number of housing units in the Qualifying Infill Area. Two (2) points will be awarded for each 10 percent of such housing units. Percentages shall be rounded off to the nearest whole tenth.

(e) Proximity to Amenities – 20 points maximum

Applications will be awarded points based on the amenities in the Qualifying Infill Area or within one-half mile of its boundary, including amenities that will be in service when construction of the Qualifying Infill Project for the Qualifying Infill Area is completed.

The one-half mile radius will be measured from the established boundaries of the Qualifying Infill Area, as defined in local planning documents.

Points shall be awarded per amenity as follows:

Amenities serving Qualifying Infill Areas consisting of fewer than 200 residential units will yield 4 points each. Amenities serving Qualifying Infill Areas consisting of 200 or more residential units will yield 2 points each. Each distinct amenity may be counted only once. The Eligible Applicant shall designate the specific subcategory for each amenity identified. No more than 25 percent of a Qualifying Infill Area's amenities may be from any one subcategory. Applications may receive only one award of points from each of the following categories. Total points for this category may not exceed 20 points.

- (1) Amenities include:
 - (A) Parks (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for

the parks and recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities), 4 points.

- (B) Locally recognized employment center with a minimum of fifty fulltime employees. An employment center is a locally recognized concentration of employment opportunities such as a large hospital, industrial park, commercial district, or office area, 4 points.
- (C) Locally recognized retail center with a minimum of fifty full-time employees. A retail center is a downtown area or recognized neighborhood or regional shopping mall, 4 points.
- (D) Where at least 50 percent of the units designated in this application have two or more bedrooms, public schools or community colleges available for residents of the Qualifying Infill Area to attend, 4 points.
- (E) Where designated units in this application which qualify for special needs or single room occupancy use, as defined by TCAC, or has a special needs or supportive housing component, as defined under MHP, social service facilities available to serve the residents living in the Qualifying Infill Area, 4 points.
- (F) Where designated units in this application are reserved for qualified senior citizens under sections 51.2, 51.3 and 51.4 of the Civil Code, senior centers or facilities regularly offering services designed for seniors and available to the seniors residing in the Qualifying Infill Area, 4 points.
- (G) Where at least 25 percent of the total units are two bedroom or larger and an additional 25 percent of the total units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and the housing developments including these units are located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

(f) Consistency with Regional Plans –10 points maximum

- (1) Points will be awarded for each of the following:
 - (A) Five (5) points will be awarded if the Qualifying Infill
 Area supports the implementation of either a sustainable
 communities strategy or alternative planning strategy that has

been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

- (B) If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Area supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Consistency with plans must be demonstrated by a letter or resolution executed by an officer, or equivalent representative from the metropolitan planning organization or regional transportation planning agency, or local transportation commission.
- (C) Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is within a Transit Priority Area will receive 5 points. Evidence of a Qualifying Infill Area within, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

ARTICLE 4. PROGRAM OPERATIONS

Section 311. Legal Documents

Upon the award of Program funds, the Department shall enter into a Standard Agreement with the Recipient constituting a conditional commitment of funds. This contract shall require the parties to comply with the requirements and provisions of these Guidelines. The Standard Agreement shall encumber funds in an amount sufficient to fund the approved project, subject to limits established in the NOFA and consistent with the application. The Standard Agreement shall contain, but not be limited to, the following as appropriate for the activity:

- (a) A description of the approved Capital Improvement Project and the approved Qualifying Infill Project, Qualifying Infill Area, or both, and the permitted uses of Program funds;
- (b) Provisions governing the amount, terms and conditions of the Program grant;
- (c) Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the Capital Improvement Project, and the manner, timing, and conditions of the disbursement of grant funds;
- (d) The Recipient's responsibilities for the development of the approved Capital Improvement Project, including, but not limited to, construction management, maintaining files, accounts, and other records, and reporting requirements;
- (e) Provisions relating to the development, construction, affordability and occupancy of the Qualifying Infill Project supported by the Capital Improvement Project and the development, construction and occupancy of housing designated for development in the application for funding of a Qualifying Infill Area;
- (f) Provisions relating to the placement on, or in the vicinity of, the Project site, a sign indicating that the Department has provided funding for the Capital Improvement Project. The Department may also arrange for publicity of the Department grant in its sole discretion;
- (g) Remedies available to the Department in the event of a violation, breach or default of the Standard Agreement;
- (h) Requirements that the Recipient permit the Department or its designated agents and employees the right to inspect the Project and all books, records and documents maintained by the Recipient in connection with the Program grant;
- (i) Special conditions imposed as part of Department approval of the project;
- (j) Terms and conditions required by federal or state law; and

(k) Other provisions necessary to ensure compliance with the requirements of the Program.

Section 312. Reporting Requirements

- (a) During the full term of the Standard Agreement and covenant and according to the deadlines identified in the Standard Agreement and the covenant, the Recipient shall submit, upon request of the Department, an annual performance report regarding the construction of the Capital Improvement Project; and upon receipt of the certificate of occupancy, an annual monitoring report regarding the affordability and occupancy of the housing Project designated in the application.
- (b) At any time during the term of the Standard Agreement and/or covenant, the Department may perform or cause to be performed a financial audit of any and all phases of the Recipient's Project. At the Department's request, the Recipient shall provide, at its own expense, a financial audit prepared by a certified public accountant.
- (c) The Recipient and owner agree to regular monitoring of the housing development by the Department or such designee the Department may name at any time during the term of the Standard Agreement and/or covenant, to verify compliance with the requirements of the Program. The Recipient and owner, or designee, shall submit annual reports as required by the Department on forms approved or provided by the Department, detailing components of the on-going operations of the housing development, as noted in this subsection. The components of annual operations for which reporting is required, which the Department retains the right to inspect, or cause to be inspected, include, and are not limited to:
 - (1) The Qualifying Infill Project or the housing designated in the Qualifying Infill Area, including interior of units, common areas, and exterior of the development;
 - (2) Tenant files, demonstrating compliance with Program affordability standards;
 - (3) Financial records, including the right to request a certified financial audit of the revenue, expenses, and operations of the housing development; and
 - (4) Insurance records to ensure continuous insurance coverage in accordance with Department and Program requirements.

The Department retains the authority to compel the Recipient and owner to comply with Program requirements as detailed in the IIG restrictive covenant recorded against the property.

Section 313. Defaults and Cancellations

- (a) In the event of a breach or violation by the Recipient of any of the provisions of the Standard Agreement, the Department may give written notice to the sponsor to cure the breach or violation within a period of not less than 15 days. If the breach or violation is not cured to the satisfaction of the Department within the specified time period, the Department, at its option, may declare a default under the Standard Agreement and may seek legal remedies for the default including the following:
 - (1) The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Project in accordance with Program requirements.
 - (2) The Department may seek such other remedies as may be available under the relevant agreement or any law.
- (b) Funding commitments and Standard Agreements may be canceled by the Department under any of the following conditions:
 - (1) The objectives and requirements of the Program cannot be met by continuing the commitment or Standard Agreement;
 - (2) Construction of the Capital Improvement Project cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement; or
 - (3) Funding conditions have not been or cannot be fulfilled within required time periods.
- (c) Upon receipt of a notice of intent to cancel the grant from the Department, the Recipient shall have the right to appeal to the Director of the Department.

Section 314. Prevailing Wages

For the purposes of California's prevailing wage law (Lab. Code, 1720 et seq.), an IIG Capital Improvement Project (i.e., the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset) shall be considered a public work that is paid for in whole or in part out of public funds. As such, it is subject to California's prevailing wage law. Program funding of a Capital Improvement Project shall not necessarily, in and of itself, be considered public funding of a Qualifying Infill Project or the Qualifying Infill Area unless such funding is considered public funding under California's prevailing wage law.

It is not the intent of the Department in these Guidelines to subject Qualifying Infill Projects or Qualifying Infill Areas to California's prevailing wage law by reason of Program funding of

the Capital Improvement Project where such public funding would not otherwise make the Qualifying Infill Project or Qualifying Infill Area subject to such law.

Although the use of Program funds does not require compliance with the federal Davis-Bacon Act, other funding sources may require compliance with the federal Davis-Bacon Act.

GAVIN NEWSOM, Governor

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF FINANCIAL ASSISTANCE 2020 W. El Camino Avenue, Suite 670

Sacramento, CA 95833 (916) 263-2771 / FAX (916) 263-2763 www.hcd.ca.gov



October 30, 2019

MEMORANDUM FOR:

All Potential Applicants

FROM:

Jennifer Seeger, Acting Deputy Director Division of Financial Assistance

SUBJECT:

Infill Infrastructure Grant Program of 2019 Notice of Funding Availability for Large Jurisdictions

The California Department of Housing and Community Development (Department) is pleased to announce the availability of approximately \$194 million in funding for the Infill Infrastructure Grant Program of 2019 (program). The purpose of the program is to provide grants for Capital Improvement Projects in support of Qualifying Infill Projects or Qualifying Infill Areas. Funding for this NOFA and program requirements are provided under Assembly Bill 101 (Stats. 2019, ch. 159, § 20) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code.

A complete original printed application with signatures and one electronic copy on compact disc or flash drive, with all applicable information and documentation, must be submitted to the Department **by 5:00 PM Pacific Standard Time on January 29, 2020**. Applications must be submitted through a carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery. Personal deliveries will not be accepted.

The Department will hold workshops to review the Notice of Funding Availability (NOFA) and application. The application, a list of workshop dates, and registration instructions will be available in November 2019 on the Department's program webpage at http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml. To receive program NOFA FAQs and other program information and updates, please subscribe to the program listserv at http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

Please submit questions to infill@hcd.ca.gov.

Attachment

Infill Infrastructure Grant Program of 2019

Notice of Funding Availability For Large Jurisdictions



Gavin Newsom, Governor State of California

Alexis Podesta, Secretary Business, Consumer Services and Housing Agency

Douglas R. McCauley, Acting Director California Department of Housing and Community Development

2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 Telephone: (916) 263-2771 Website: <u>http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</u> Infill Infrastructure Grant Program email: <u>infill@hcd.ca.gov</u>

October 30, 2019

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I. Overview

A. Notice of Funding Availability

This NOFA announces approximately \$194 million in funding for projects located in Large Jurisdictions. Large Jurisdictions are defined as any county with a population of more than 250,000 as of January 1, 2019, or any city within that county, pursuant to Health and Safety Code section 53559.1 (added by Stats. 2019, ch. 159 (A.B. 101), § 20).

These funds will be used to provide grants for infrastructure improvements in support of higher-density affordable and mixed-income housing, and mixed-use infill development projects. Specific eligible improvements include construction, rehabilitation, or other physical improvement of parks or open space, transit facilities, streets, and sidewalks.

B. Timeline

NOFA Release	October 30, 2019
Application Due Date	January 29, 2020
Award Announcements	April 30, 2020

C. Authorizing Legislation, Regulations and Guidelines

Assembly Bill 101, which was signed by Governor Newsom on July 31, 2019, established the Infill Infrastructure Grant Program of 2019 (program) as set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2 (added by Stats. 2019, ch. 159, § 20).

Applications submitted under this NOFA are subject to the program Guidelines (Guidelines), all applicable statutory requirements, and this NOFA. All section references in this NOFA refer to the Guidelines unless otherwise noted. All capitalized terms in this NOFA are either defined herein or in the Guidelines. The Guidelines and NOFA are available at the Department's <u>IIG webpage</u>.

The Guidelines implement, interpret, or make specific the requirements set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2. The Guidelines include the following significant provisions:

- 1. The establishment of a competitive application process to award grant funding to capital improvement projects located in Large Jurisdictions.
- 2. The establishment of an Over-the-Counter application process to award grant funding to Capital Improvement Projects located in Small Jurisdictions.
- 3. Increase in per-unit grant calculation amounts.

- 4. Increase in the maximum grant amount for a Qualifying Infill Project from \$5 million to \$7.5 million.
- 5. Nonprofit or for-profit Developers must apply jointly with Localities.
- 6. Identifies that Prohousing Policies are one of the selection criteria for Qualifying Infill Projects. Qualifying Applicants will be awarded points as specified.

II. Program Requirements

A. Eligible Applicants

Eligible Applicants shall be one of the following:

- 1. A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
- 2. A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.

B. Eligible Projects/Costs

To be eligible for funding, a Capital Improvement Project must be an integral part of or be necessary to facilitate the development of a Qualifying Infill Project or the housing designated in the application for a Qualifying Infill Area. Eligible projects must meet the requirements set forth in Section 303 of the Guidelines. For details on Eligible Costs, please refer to Section 304 in the Guidelines.

Only applications for projects located in Large Jurisdictions will be accepted in response to this NOFA. The Department of Finance provided provisional population and housing estimates for the state, counties, and cities for January 1, 2019. (State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2019.* Sacramento, California, May 2019 – available online at <u>http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/</u>.) The report identified the following counties as having 250,000 or more residents. As such, these counties meet the eligibility criteria of a Large Jurisdiction:

Alameda	Monterey	San Francisco	Solano
Contra Costa	Orange	San Joaquin	Sonoma
Fresno	Placer	San Luis Obispo	Stanislaus
Kern	Riverside	San Mateo	Tulare
Los Angeles	Sacramento	Santa Barbara	Ventura
Marin	San Bernardino	Santa Clara	
Merced	San Diego	Santa Cruz	

Counties that are not included in this list may apply under the program Small Jurisdiction NOFA, which is found on the Department's <u>IIG webpage</u>.

C. Funding Limits

For a Qualifying Infill Project, the minimum program grant award is \$1 million in urban areas and \$500,000 in rural areas. The total program grant award to any Qualifying Infill Project is limited to \$7.5 million under this NOFA.

For Qualifying Infill Areas, the minimum program grant award is \$2 million in urban areas and \$1 million in rural areas. The total program grant award to any eligible Qualifying Infill Area is limited to \$30 million under this NOFA.

Over the life of the program (to include the Infill Incentive Grant Program of 2007, the Infill Infrastructure Grant Program of 2019, and any future iterations of the program), the total of all program awards for any single Qualifying Infill Project or Qualifying Infill Area shall not exceed \$60 million.

Pursuant to Section 305 of the Guidelines, the total grant amount shall be determined by the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. (See the Grant Amount Calculation Table below.) Additional requirements are set forth in Section 305 of the Guidelines.

Income Level & Tenure	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
200%+ FMR ¹ or Exceeds CALHFA Sales Prices ^{2 3}	\$3,700	\$7,400	\$11,100	\$14,800	\$18,500
Program Unrestricted ⁴	\$24,700	\$28,400	\$33,000	\$40,800	\$44,500
Moderate-Income Owner	\$28,400	\$32,100	\$38,300	\$45,700	\$49,400
Low-Income Owner	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
60% AMI Rental	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
50% AMI Rental	\$37,100	\$42,000	\$48,200	\$58,000	\$61,800
30% AMI Rental	\$43,200	\$45,700	\$51,900	\$66,700	\$70,400

Grant Amount Calculation Table

¹ 200% Fair Market Rent (FMR) Unit: A 200 percent FMR Unit is a rental unit with a proposed monthly rent, which is equal to or greater than 200 percent of its county's FMR as defined by HUD.

² Exceeds CalHFA Maximum Sales Price Unit: A For-Sale Unit with a proposed sales price which exceeds its county's maximum allowable sales price for a new construction unit as published by CalHFA.

³ The current CalHFA sales price chart can be viewed at <u>http://www.calhfa.ca.gov/homeownership/limits/salese/salesprice.pdf</u>.

⁴ IIG Unrestricted: An Unrestricted Unit for the purposes of calculating grant amounts in the IIG program is any unit not restricted at the other levels identified in Section 302(a), but also not meeting any of the above definitions.^{*Increase based on December CPI per US Bureau of Labor Statistics <u>https://data.bls.gov/pdg/SurveyOutputServlet?data_tool=dropmap&series_id=CUUR0400SA0,CUUS0400SA0</u>}

Net Density Adjustment Factor Chart

Grant amounts established by the Grant Amount Calculation Table may be increased based on proposed housing units per acre, as represented in the following Net Density Adjustment Factor Chart.

Net Density	Adjustment
(housing units per acre)	Factor
Less than 30	1
30 - 34.9	1.04
35 – 39.9	1.08
40 - 44.9	1.12
45 - 49.9	1.16
50 - 54.9	1.2
55 – 59.9	1.24
60 - 64.9	1.28
65 - 69.9	1.32
70 – 74.9	1.36
75 – 79.9	1.40
80 - 89.9	1.44
90 - 99.9	1.48
100 and	1.52
above	

D. Program Administrative and Activity Delivery Costs

Not Applicable

E. Threshold

To be considered for program funding, applications for Large Jurisdictions must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area. In addition, all applications must meet all the threshold requirements set forth in Section 308.

F. Rating and Ranking

Qualifying Infill Project applications shall be rated based on the criteria set forth in Section 309 of the Guidelines.

In order to be considered for funding, project applications must receive a minimum score of 210, excluding bonus points. Applications must contain a completed IIG Self-Scoring Worksheet along with documentation acceptable to the Department that adequately supports the Self-Score provided. **Applications that do not include a Self-Scoring Worksheet will not be considered for funding.** Self-Scoring Worksheets must be included within the application at the time of submittal to the Department. No additional information may be added to an application after it has been submitted.

The highest scoring applications that meet all threshold requirements will be selected for funding in this NOFA. Applications will be funded in descending order. The Department may make adjustments to this procedure to meet the following geographic distribution objectives:

- 1. Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, or Ventura counties);
- 2. Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
- Target 45 percent of total funds to projects located in Northern California [those not located in the Large Jurisdiction counties specified in previous paragraphs (1) and (2)].

In the event two or more applications have the same rating and ranking score, the following tiebreaking points will be awarded, in the following order of priority, until there is no longer a tie:

- 1. Ten bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill Area having the lowest ratio between the requested grant amount to the total allowable maximum grant amount in accordance with the maximum calculated through the respective program Guidelines. All such ratios will be rounded to the nearest second decimal point.
- 2. An additional three bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill Area for each prior awarded Qualifying Infill Project developed by the Eligible Applicant that has received a certificate of occupancy by the deadline for submittal of applications set forth in this NOFA.

Pursuant to Section 305(e) of the Guidelines, the Eligible Applicant must provide documentary evidence that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible.

Pursuant to Section 305(d) of the Guidelines, the Eligible Applicant must demonstrate that program funds are reasonably necessary for project feasibility and that no other source of funding is reasonably available.

The Department administers the competitive application process pursuant to this NOFA and will make the program award determinations.

G. State and Federal Requirements

1. Compliance with California's Housing Element Law

The Qualifying Infill Project or Qualifying Infill Area must be located in a Locality which has an adopted Housing Element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. Housing Element compliance must be established as of the NOFA application deadline date.

2. Climate Adaptation

Executive Order B-30-15 addressed the need for climate adaptation and ordered that:

- a. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to achieve reductions of greenhouse gas emissions to meet the 2030 and 2050 greenhouse gas emissions reductions targets.
- b. State agencies shall take climate change into account in their planning and investment decisions and employ full life-cycle cost accounting to evaluate and compare infrastructure investments and alternatives.
- c. State agencies' planning and investment shall be guided by the following principles:
 - (1) Priority should be given to actions that both build climate preparedness and reduce greenhouse gas emissions;
 - (2) Where possible, flexible and adaptive approaches should be taken to prepare for uncertain climate impacts;
 - (3) Actions should protect the state's most vulnerable populations; and
 - (4) Natural infrastructure solutions should be prioritized.

In response to the Governor's Executive Order, the Department strongly encourages Recipients to use the program funds in a manner that responsibly takes climate change into account.

III. Application Submission and Review Procedures

A. Application

Application materials consist of a Microsoft Excel IIG Application workbook and the Universal Application workbook provided by the Department. The Eligible Applicant must also submit supporting documentation, as specified.

Application forms will be available in November 2019 on the Department's website at: <u>http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml.</u>

B. Application Submission Process

A complete printed application with original signatures in a three-ring binder, and electronic copies on a flash drive with all applicable information and documentation, must be received by the Department **by 5:00 PM Pacific Standard Time on January 29, 2020,** in order to be considered for funding. The Department will only accept applications delivered through a postal carrier service such as U.S. Postal Service, UPS, FedEx, or other carrier services that provide date stamp verification confirming delivery to the Department. Please contact the Department if delivery is not completed by fault of the private courier/U.S. Mail. Personal deliveries are not accepted.

INFILL INFRASTRUCTURE GRANT PROGRAM

Division of Financial Assistance, NOFA Section California Department of Housing and Community Development 2020 W. El Camino Avenue, Suite 650 Sacramento, CA 95833

Applications must be on Department forms and may not be altered or modified by the Applicant. Applications must meet all eligibility requirements upon submission. Applications with material internal inconsistencies will not be rated and ranked. It is the Applicant's responsibility to ensure that the application is clear, complete and accurate. Program staff may request clarifying information. No Applicant may appeal the Department's evaluation of another Applicant's application.

C. Application Workshops

The Department will conduct four application workshops. Please go to the program website for the dates, locations, and to register.

IV. Appeals, Award Announcements and Contracts

A. Appeals

- 1. Basis of Appeals
 - a. Upon receipt of the Department's notice that an application has been determined to be incomplete, ineligible, fail threshold review, or have a reduction to the initial point score, Applicants under this NOFA may appeal such decision(s) to the Department pursuant to this section.
 - b. No Applicant shall have the right to appeal a decision of the Department relating to another Applicant's eligibility, point score, award, denial of award, or any other matter related thereto.
 - c. The appeal process provided herein applies solely to decisions of the Department made in this program NOFA and does not apply to any decisions made with respect to any previously issued NOFAs or decisions to be made pursuant to future program NOFAs.

- 2. Appeal Process and Deadlines
 - a. Process: To file an appeal, Applicants must submit to the Department, by the deadline set forth in subsection b. below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter.
 - b. Filing Deadline: Appeals must be received by the Department no later than five (5) business days from the date of the Department's threshold review or initial score letters representing the Department's decision made in response to the application.
 - Appeals are to be submitted to the Department either via email at <u>Craig.Morrow@hcd.ca.gov</u> or at the following address:

Craig Morrow, Section Chief IIG Program Appeals Division of Financial Assistance California Department of Housing and Community Development 2020 W. El Camino Avenue, Suite 500 Sacramento, California 95833

3. Decision

Any request to appeal the Department's decision regarding an application shall be reviewed for compliance with the Guidelines and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department.

B. Internal Loan Committee

Upon ranking and rating of applications, recommended projects will be presented to the Internal Loan Committee for review and approval.

C. Award Announcements

The Department anticipates announcing program awards in April 2020.

D. Contracts

Successful Applicants (Recipient(s)) will enter into a Standard Agreement with the Department. The Standard Agreement incorporates all relevant state and federal requirements, as well as specific information about the award and the work to be performed.

V. Program Overlays

A. Federal

Not applicable

B. State

State Prevailing Wages - Program funds awarded under this NOFA are subject to California prevailing wage law (Lab. Code, § 1720 et seq.). Applicants are urged to seek professional legal advice about the law's requirements.

VI. Other Terms and Conditions

A. Right to Modify or Suspend

The Department reserves the right, at is sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties <u>via listserv</u> and will post the revisions to the Department's website. Please be sure to subscribe at the listserv link.

B. Disclosure of Application

Every application is a public record that is subject to disclosure pursuant to a request under the California Public Records Act (Gov. Code, § 6250 et seq.). The Department cautions against providing personal information that is not specifically requested (e.g., bank account numbers, personal phone numbers, and home addresses). By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

C. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law, the terms of the applicable state or federal law shall control.

OFFICE OF THE MAYOR SAN FRANCISCO



TO:	Angela Calvillo, Clerk of the Board of Supervisors
FROM:	Kanishka Cheng
RE:	Apply for Grant – Treasure Island Development Authority – Assumption of
	Liability – Department of Housing and Community Development Infill
	Infrastructure Grant Program – Treasure Island Major Subphase 1
DATE:	Tuesday, December 17, 2019

Resolution authorizing the Treasure Island Development Authority ("Authority") on behalf of the City and County of San Francisco to execute a grant application under the Department of Housing and Community Development Infill Infrastructure Program ("IIG Program") as a sole applicant or joint applicant with the San Francisco County Transportation Authority and/or the San Francisco Public Utilities Commission for qualifying infrastructure projects within Treasure Island Major Subphase 1; and, if successful, authorizing the City to assume any joint and several liability for completion of the projects required under the terms of any grant awarded under the IIG Program.

Should you have any questions, please contact Kanishka Cheng at 415-554-6696.

C/T

1 DR. CARLTON B. GOODLETT PLACE, ROOM 200 SAN FRANCISCO, CALIFORNIA 94102-4681 TELEPHONE: (415) 554-6141